

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

**March 5, 2020**

**Members Present**

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

**Also Present**

Kelly Naughton, PB Attorney  
Sean Hoffman, Town Engineer  
Neal Halloran, Building Inspector  
Martin Holmes, Alternate  
Douglas Bloomfield, Town Supervisor  
George Lyons, Councilman  
Richard Florio, Councilman  
Philip Canterino, Councilman  
Kenneth Newbold, Councilman  
Edwin Garling, Chairman Zoning Board  
Robert Farfalla, Zoning Board  
JoAnn Donovan, Zoning Board  
Charles VanHaaster, Zoning Board  
Trino Canton, Zoning Board

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. Dropkin, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to approve the February 20, 2020, minutes as modified. Approved unanimously with two abstentions.

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mrs. Hand	Aye	Mrs. Lupinski	Aye
Mr. Pirraglia	Abstained	Mr. Leva	Aye
Mr. Holmes	Abstained		

**Possible Extension or Abandonment of Applications pursuant to Town Code**

**Persoons** - Chairman Bergus read a letter dated March 2, 2020, requesting a 90-day extension of final approval, signed by Nicholas Rugnetta, Pietrzak and Pfau.

**VOTE BY PROPER MOTION**, made by Mr. Leva, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to grant a 90-day extension for final approval to June 4, 2020 for applicant

Chairman Bergus	Aye	Mr. Dropkin	Aye
Mrs. Hand	Aye	Mrs. Lupinski	Aye
Mr. Pirraglia	Aye	Mr. Leva	Aye
Mr. Holmes	Aye		

Clifford Ryan Subdivision – deferred to next meeting.

**Public Hearings**

**Joint Public Hearing with the Town Board and Zoning Board**

Mr. Crawford took the dais at 7:35 and Mr. Holmes stepped down.

**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.

**VOTE BY PROPER MOTION**, made by Mrs. Lupinski, seconded by Mr. Leva, the Town of Goshen Planning Board moved to open the joint public hearing for applicant Varano Solar Farm. Approved unanimously.

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

**VOTE BY PROPER MOTION**, made by Mr. Canterino, seconded by Mr. Lyons, the Town of Goshen Town Board moved to open the joint public hearing for applicant Varano Solar Farm. Approved unanimously.

Supervisor Bloomfield	Aye	Mr. Canterino	Aye
Mr. Florio	Aye	Mr. Lyons	Aye
Mr. Newbold	Aye		

**VOTE BY PROPER MOTION**, made by Chairman Garling, seconded by Mr. Canton, the Town of Goshen Zoning Board moved to open the joint public hearing for applicant Varano Solar Farm. Approved unanimously.

Chairman Garling	Aye	Mr. Canton	Aye
Mr. Farfalla	Aye	Mrs. Donovan	Aye
Mr. VanHaaster	Aye		

Dan Farnan, Maser Consulting, reviewed the project. Also present was Ryan Malacheski, Forefront Power, and Genevieve Trigg, Esq.

Mr. Hoffman reviewed his report.

Whereupon, in summary there was a discussion on the wetlands, transformers, no tree cutting, decommission plan, landscaping plan, driveway, access will have to be confirmed, and the

archaeological site was discussed. Discussed the Northern Harrier and Indiana Bat. Fixed versus tracking system, noise, no improvement to the farm road, after construction it will get touched up, all electric lines in the field itself is underground, above ground connection to the O&R pole at the road. Decommissioning bond is reevaluated every 5 years, plowing, and the battery has fire suppression built into it. A variance may be needed to show the wires above ground in the array. The electrical engineers will give details. There was a discussion on prime agricultural soils.

The Public Hearing was opened to the public at 8:40 pm

Ray Hink, 280 Maple Avenue, was concerned about landscaping and buffer zone. Asked about the duration of the panels, and if the project failed who's responsible for removing them. Response was that the panels have a life span at least 25 years, if the project is abandoned everything will be removed.

Harrison Slocum, 38 Orzeck Road, was concerned about overhead wires. How is the power getting from the panel to the pole? Response was essentially everything is underground or on the ground. Upgrades to the poles will be done. Nothing overhead people's houses. Asked if there would be lighting, the response was no. Asked about traffic, response was there would be traffic during construction period of 3 months. Asked about screening from his property, the response was there's a natural tree line. The applicant will go out and take a look from his property line.

Supervisor Bloomfield asked if the panels were made in China and the response was yes.

**VOTE BY PROPER MOTION**, made by Mr. Florio, seconded by Mr. Canterino, the Goshen Town Board moved to close the public hearing for applicant Varano Solar Farm. Approved unanimously.

Supervisor Bloomfield	Aye	Mr. Canterino	Aye
Mr. Florio	Aye	Mr. Lyons	Aye
Mr. Newbold	Aye		

**VOTE BY PROPER MOTION**, made by Mr. Farfalla, seconded by Mrs. Donovan, the Town of Goshen Zoning Board moved to close the public hearing for applicant Varano Solar Farm. Approved unanimously.

Chairman Garling	Aye	Mr. Canton	Aye
Mr. Farfalla	Aye	Mrs. Donovan	Aye
Mr. VanHaaster	Aye		

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mrs. Hand, the Town of Goshen Planning Board moved to close the public hearing for applicant Varano Solar Farm. Approved unanimously.

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

**Items for Discussion/Action**

**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

**VOTE BY PROPER MOTION,** made by Mr. Crawford, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to approve the resolution as modified. Approved unanimously.

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

**10 6 ½ Station Road, LLC -12-8-13:** Application for site plan and special permit for conversion of an existing structure to warehouse on 4.4 +/- acres on 6 ½ Station Road in the HC Zone with AQ-6 and Floodplain & Ponding Overlays. Discuss Revised Plans and Consider Scheduling Public Hearing

Dave Higgins, Lanc & Tully, reviewed a trip generation report and some photos. A validated map from the DEC was submitted.

Mr. Hoffman reviewed his report.

Whereupon, there was a discussion on the tree removal, more vegetation needed, and not block the view of the road. Before setting a public hearing, applicant needs to go to ZBA for two variances.

**Cannon Hill Flex Building -12-2-45:** Application for amended site plan and special permit for change of use to include light industry and service business on 7.7 +/- acres on Cannon Hill Drive in the I Zone with AQ-3 and Floodplain & Ponding overlays. Initial Presentation and Commence SEQRA

Joe Pfau, Pietrzak & Pfau Engineering & Surveying, reviewed the project with the Board. In summary, it is an auto glass business, needs 1,000 square feet for service business, four employees, and would have one vehicle at a time.

Whereupon, there was a discussion on parking, warehousing, and light industry,

**VOTE BY PROPER MOTION,** made by Mr. Pirraglia, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to declare this project as a type 2 action under SEQRA. Approved unanimously.

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

**VOTE BY PROPER MOTION**, made by Mr. Crawford, seconded by Mr. Leva, the Town of Goshen Planning Board moved to schedule a Public Hearing on March 19, for applicant Cannon Hill Flex Building. Approved unanimously.

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

**Dynamic Paving** – 19-1-78: Application for site plan and special permit for truck terminal and warehouse on 3.3 +/- acres on Old Celery Avenue and Maple Avenue/County Route 37 in the AI Zone with AQ-3 Floodplain & Ponding, Stream Corridor & Reservoir and Scenic Road Corridor overlays. Initial Presentation and Commence SEQRA

Brad Cleverley, MJS Engineering, appeared before the Board for applicant Dynamic Paving. Mr. Cleverley reviewed the project with the Board. In summary, it is an existing site. Build a parking lot for the use of a truck terminal. Bring the lot up 2 feet with grading. There are existing buildings on the site.

Cam Gordon, Dynamic Paving, was present. Stated he planned on assembling agricultural hand tools, and distribute them. Paving and trucking company off site. There are four drying boxes for onions and produce.

Mr. Hoffman requested that the applicant provide a narrative to describe the usage. Requested the applicant provide evidence to the Board that it's safe from flooding.

**VOTE BY PROPER MOTION**, made by Mr. Crawford, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to declare this project as a type 2 action under SEQRA. Approved unanimously.

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

**VOTE BY PROPER MOTION**, made by Mrs. Hand, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to close the meeting. Approved unanimously.

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

Meeting adjourned at 10:20 pm.