

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

May 7, 2020

Members Present:

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

Also Present:

Kelly Naughton, PB Attorney
Sean Hoffman, Town Engineer
Neal Halloran, Building Inspector

Members Absent:

Giovanni Pirraglia

Pursuant to the Governor's Executive Order the meeting was recorded and posted on line.

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. Crawford, the Town of Goshen Planning Board moved to approve the minutes of April 16, 2020, as modified. Approved unanimously.

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

Items for Discussion/Action -

Clifford Ryan Subdivision – 19-1-66.1: Application for a residential subdivision for 2 single family units on 2.007 +/- acres on Cross Road (County Route 42) in the RU Zone with AQ-3 and Scenic Road Corridor overlays. Consider Draft Resolution.

Michael Sandor, MJS Engineering, was present for applicant. Mr. Sandor gave an update of the project.

Mr. Hoffman reviewed his report with the Board.

Whereupon, there was a discussion on the separation of the wetlands, street trees, clearing the property, and the Board viewed a google earth view of the property.

Attorney Naughton reviewed the draft resolution with the board.

VOTE BY ROLL CALL to waive the condition to plant street trees, and to maintain the existing vegetation as specified in the conditions.

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

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

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

Davis Solar – 10-1-97: Application for site plan and special permit for a solar energy system on 84.88 +/- acres on Owens Road in the RU Zone with AQ-6 and Scenic Road Corridor Overlays. Consider Draft Negative Declaration and Draft Second Amended Resolution.

Jake Clay, was present for applicant. Mr. Clay gave a summary of the changes to the amended negative declaration. Remove the condition of the bats from the negative declaration.

Whereupon, there was a discussion on the impacts on ground and surface water, the negative declaration, and reconciling the resolution date with the negative declaration.

VOTE BY PROPER MOTION, made by Mrs. Hand, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to approve the amended Negative Declaration, as read tonight, for this project. Approved unanimously.

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

Whereupon, there was a discussion on the fencing.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Holmes, the Town of Goshen Planning Board moved to approve the 2nd Amended Resolution of Conditional Approval Major Site Plan as modified for applicant Davis Solar, LLC. Approved unanimously.

Chairman Bergus	Aye	Mr. Crawford	Aye
Mr. Dropkin	Aye	Mrs. Hand	Aye
Mr. Holmes	Aye	Mr. Leva	Aye

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Mrs. Lupinski	Aye		
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Urbanski Solar Farm – 24-1-32.2: Application for site plan and special permit for a solar energy system on 96.7 +/- acres on Pulaski Highway/County Route 6, Big Island Road and Wisniewski Road in the AI Zone with AQ-3 and Flood Plain & Ponding overlays. SEQRA EAF Part 2

Dan Farnan, Maser Consulting, Genevieve Trigg, Esq., and Brandon Blank, Forefront were present.

Attorney Naughton reviewed the EAF Part 2.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to accept the EAF Part 2 and assume lead agency for this project. Approved unanimously.

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

VOTE BY PROPER MOTION, made by Mr. Leva, seconded by Mr. Holmes, the Town of Goshen Planning Board moved to authorize the drafting of a negative declaration and a resolution. Approved unanimously.

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

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. Revised Plans & SEQRA EAF Part 2

Dan Farnan, Maser Consulting, reviewed the project with the Board. Genevieve Trigg, Esq., was also present for applicant.

Mr. Hoffman reviewed his report with the Board.

Whereupon there was a discussion on the landscaping and the easement.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Leva, the Town of Goshen Planning Board moved to assume lead agency and approve the EAF Part 2. Approved unanimously.

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

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VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to authorize the drafting of a Negative Declaration. Approved

unanimously.

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

Barnett Lot Line Adjustment – 5-1-59.1 & 59.2: Application for lot line change along Wood Road in the RU Zone with AQ-6 overlay. Initial Presentation & Commence SEQRA.

Gary Rich for applicant reviewed the project with the Board.

Mr. Hoffman reviewed his report with the Board.

Whereupon, there was a discussion on the driveway.

VOTE BY PROPER MOTION, made by Mr. Holmes, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to waive the requirement for a public hearing for this project. Approved unanimously.

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

VOTE BY PROPER MOTION, made by Mr. Leva, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to authorize the drafting of a resolution. Approved unanimously.

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

Mr. Hoffman reviewed the agenda for next meeting.

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

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

Meeting adjourned at 8:46 pm