

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

May 16, 2019

Members Present:

Phil Dropkin, Deputy Chairman
David Crawford
Giovanni Pirraglia
Cynthia Hand
Frank Leva

Also Present:

Kelly Naughton, PB Attorney
Sean Hoffman, PB Engineer
Neal Halloran, Building Inspector
Douglas Bloomfield, Town Supervisor
George Lyons, Councilman
John VanDerMolen, Councilman

Members Absent:

Lee Bergus
Diana Lupinski

The Planning Board meeting was opened with the pledge of allegiance at 7:30 by Deputy Chairman Phil Dropkin.

Approval of Minutes -

VOTE BY PROPER MOTION, made by Mr. Leva, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to approve the May 2, 2019 minutes as modified. Approved unanimously.

Mr. Dropkin, Deputy Chairman	Aye	Mr. Crawford	Aye
Mrs. Hand	Aye	Mr. Leva	Aye
Mr. Pirraglia	Aye		

PUBLIC HEARINGS-

A Combined Goshen Town Board and Planning Board Public Hearing for 833 Pulaski Highway Goshen Solar

833 Pulaski Highway Goshen Solar -24-1-76.12 & 101: Application for site plan and special permit for a solar energy system on 73.438 +/- acres on Pulaski Highway/County Route 6 in the AI Zone with AQ-3 Overlay.

VOTE BY PROPER MOTION, made by Mr. Lyons, seconded by Mr. VanDerMolen, the Goshen Town Board moved to open the joint public hearing for 833 Pulaski Highway Goshen Solar. Approved unanimously.

Mr. Bloomfield, Town Supervisor	Aye	Mr. Lyons	Aye
Mr. VanDerMolen	Aye		

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to open the joint public hearing for 833 Pulaski Highway Goshen Solar. Approved unanimously.

Mr. Dropkin, Deputy Chairman	Aye	Mr. Crawford	Aye
Mrs. Hand	Aye	Mr. Leva	Aye
Mr. Pirraglia	Aye		

David Albrecht, P.E., appeared before the Board for applicant. Mr. Albrecht gave a summary of the project. Reviewed the site plan. Reviewed the grading and erosion plan. Went over the racking height, the highest point is 9ft. Reviewed the landscaping plan. Discussed Lawrence Lane. Mr. Albrecht noted that Lawrence Lane needs to be upgraded before construction. Applicant was waiting on a response from the DEC on the Northern Harrier. The Florida Fire Department was fine with access and grade. A turning radius plan was submitted. The road will be plowed at four inches of snow or more.

Whereupon, there was a discussion whereby the Board could condition the approval on the snow plowing service contracts the applicant will have. Discussed the seven foot fence is permitted provided it complies with the 15 foot setback in Town Code, which it does.

Whereupon, there was a discussion on the underground infrastructure consisting of trenches with sand in the bottom, conduits, and compliance with the national electric code. During power outages the fire suppression system does not shut off, and the site will be monitored remotely. The battery storage system was discussed.

Whereupon, there was a discussion on the safety of intersection Indiana Road and Pulaski Highway being used during construction only. Mr. Albrecht spoke with Orange County Department of Public Works. They discussed putting up signs, breakaway signs or portable signs, two to the south, saying construction vehicles entering and exiting. Once they submit the driveway permit applicant will send them a plan where they're going to post the signs. Applicant anticipates the Board would include this as a condition.

Attorney Naughton stated they had talked about applicant working with the Orange County Department of Public Works to improve sight distance from Indiana to Pulaski.

Whereupon, there was a discussion that since the site distance is limited, it was suggested that a flag person be used.

Mr. Hoffman suggested that the applicant prepare a traffic management plan. He stated the applicant couldn't move on with SEQRA until they know what the DEC requires with the endangered species.

Attorney Naughton stated she was waiting on the determination from the DEC before drafting the negative declaration.

Whereupon, there was a discussion on battery storage structures, improvement of Lawrence Lane, material of the rack system, and the applicant submitted a glare study.

Supervisor Bloomfield asked if the panels were American made.

Mr. Albrecht responded they were made in China.

Supervisor Bloomfield stated he would like to put an escalating clause in for the time of dismantling the project. He noted that he had read it was difficult to dispose of panels made in China.

Attorney Naughton stated they include a condition that it be reviewed every five years for that purpose.

Whereupon, there was a discussion on the different tiers, pesticides, sanding the driveway, decommissioning the underground pipes and wiring, security measures, parking for laborers, suggested motion activated light, and physical inspections.

Mr. Albrecht stated once they have the building permit, it is six months to complete the project. He anticipates starting construction in September.

It was discussed that since Lawrence Lane is a town road, applicant should work with Broderick Knoell, Town of Goshen Highway Superintendent.

Whereupon, the hearing was opened to the public.

Martin Holmes, 11 Lawrence Lane. Discussed concerns about the temporary construction road. He stated the road is in poor condition. Neighbors were worried that the improvements being done will not handle the truck traffic and laborer vehicles. He was concerned the condition of the road would deteriorate. Concerned that the culvert be cleared. Another concern was the screening. He was concerned about the intersection of Indiana Road and Pulaski, a school bus comes there twice in the morning and in the afternoon, concerned for the children's safety. Traffic control is a significant concern for him.

Mr. Albrecht responded that after three months the laborers would use Pulaski entrance, they would extend the planting around the corner, and add more vegetation.

Attorney Naughton advised the Board they could make it a condition for applicant to maintain the temporary access road and repair any erosion of that to the satisfaction of the building inspector.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mrs. Hand, the Town of Goshen Planning Board moved to close the joint public hearing on 833 Pulaski Highway Goshen Solar. Approved unanimously.

Mr. Dropkin, Deputy Chairman	Aye	Mr. Crawford	Aye
Mrs. Hand	Aye	Mr. Leva	Aye
Mr. Pirraglia	Aye		

VOTE BY PROPER MOTION, made by Mr. Lyons, seconded by Mr. VanDerMolen, the Town of Goshen Board moved to close the joint public hearing on 833 Pulaski Highway Goshen Solar. Approved unanimously.

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

Mr. Dropkin, Deputy Chairman	Aye	Mr. Crawford	Aye
Mrs. Hand	Aye	Mr. Leva	Aye
Mr. Pirraglia	Aye		

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

Mr. Bloomfield, Town Supervisor	Aye	Mr. Lyons	Aye
Mr. VanDerMolen	Aye		

Whereupon, the Joint Public Hearing for Davis Solar was closed at 9:54 pm.

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

Mr. Dropkin, Deputy Chairman	Aye	Mr. Crawford	Aye
Mrs. Hand	Aye	Mr. Leva	Aye
Mr. Pirraglia	Aye		

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

Mr. Bloomfield, Town Supervisor	Aye	Mr. Lyons	Aye
Mr. VanDerMolen	Aye		

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

Mr. Bloomfield, Town Supervisor	Aye	Mr. Lyons	Aye
Mr. VanDerMolen	Aye		

Whereupon, the Town Board closed the meeting at 9:55 pm.

Items for Discussion/Action -

SLK Ranch, LLC Lot Line Adjustment – 22-1-13.1 & 14.2: Application for lot line change along Maloney Lane in the AI Zone with AQ-3 and Floodplain & Pondage Overlays. Draft Resolution

Attorney Naughton reviewed the draft resolution with the Board. The environmental control formula was discussed. The Building Inspector made a determination at the Planning Board meeting that the provisions of the environmental control formula are legally preexisting nonconformity.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Dropkin, the Town of

Goshen Planning Board moved to approve the resolution. Approved unanimously.

Mr. Dropkin, Deputy Chairman	Aye	Mr. Crawford	Aye
Mrs. Hand	Aye	Mr. Leva	Aye
Mr. Pirraglia	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. Draft Resolution.

Attorney Naughton reviewed the draft negative declaration with the Board.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to adopt the negative declaration. Approved unanimously.

Mr. Dropkin, Deputy Chairman	Aye	Mr. Crawford	Aye
Mrs. Hand	Aye	Mr. Leva	Aye
Mr. Pirraglia	Aye		

Attorney Naughton stated there was an issue with the construction being on prime agricultural soil. She provided the Board with a draft resolution for Glenmere Lake Solar. The code has a provision that the solar arrays cannot be located on prime agricultural soils unless the applicant can demonstrate no other option for the location of arrays. The rest of the property is flood plain and wetlands.

Eric Boe appeared for applicant and reviewed the site plan with the Board. He demonstrated the only place to put the solar arrays on the site plan.

Whereupon, there was a discussion on giving more consideration to prime agricultural soils.

Attorney Naughton reviewed the resolution with the Board.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mrs. Hand, the Town of Goshen Planning Board moved to approve the draft resolution as revised and authorize counsel to so draft. Approved unanimously.

Mr. Dropkin, Deputy Chairman	Aye	Mr. Crawford	Aye
Mrs. Hand	Aye	Mr. Leva	Aye
Mr. Pirraglia	Aye		

Mr. Hoffman reviewed the agenda for next meeting.

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

Mr. Dropkin, Deputy Chairman	Aye	Mr. Crawford	Aye
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Mrs. Hand
Mr. Pirraglia

Aye
Aye

Mr. Leva

Aye

Meeting adjourned at 10:48 pm.