

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

June 3, 2021

Members Present:

Lee Bergus, Chairman
David Crawford
Phil Dropkin
Cynthia Hand
Frank Leva
Giovanni Pirraglia
Diana Lupinski
Marty Holmes (Alternate)

Also Present:

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

Pursuant to the Governor’s Executive Order the meeting was recorded and posted online.

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

Approval of Minutes

November 11, 2020 minutes were deferred to next meeting.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mrs. Hand, the Town of Goshen Planning Board moved to approve the May 20, 2021 minutes. Approved unanimously.

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

Possible Extension or Abandonment of Applications pursuant to Town Code

Urbanski Solar Farm

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to grant a six month extension to December 2, 2021. Approved unanimously.

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

Handy Equip Material Handling – 24-1-32.2, 51.2 & 54.2: Application for site plan and special permit for conversion of an existing barns to warehouse on 9.3 +/- acres on Big Island Road in the AI Zone with AQ-3 and Floodplain & Ponding overlays. Revised Plans & Draft Resolution

David Higgins, Lanc & Tully Engineering and Surveying, P.C. was present for applicant.

Mr. Hoffman made some introductory comments.

Whereupon, there was a discussion and review of the plan notes.

Attorney Naughton reviewed the resolution and made modifications based on the discussion.

VOTE BY PROPER MOTION, made by Mrs. Hand, seconded by Mr. Pirraglia, 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. Leva	Aye	Mrs. Lupinski	Aye
Mr. Pirraglia	Aye		

South Goshen Solar – 13-1-10.12: Application for site plan and special permit for a solar energy system on 87.10 +/- acres on NYS Route 17A in the RU & CO Zones with AQ-3 and Floodplain & Ponding, and Scenic Road Corridor Overlays. Amended Site Plan

Ryan Irwin, Community Energy, was present for applicant.

Mr. Irwin reviewed the revisions to the site plan. Stating that O&R required 6 utility poles. Essentially the point of interconnection was moved deeper into the site at the request of O&R.

Tom Brown, Michael Morris and Michael Homenick were present from Orange and Rockland.

Attorney Naughton reviewed the project with the Board.

Mr. Hoffman reviewed his report.

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Whereupon, there was a discussion and the Board was polled as to whether a visual study was required.

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

Let the record reflect that Mr. Holmes recused himself from this discussion.

Mr. Halloran noted there were lot of comments from the public seeing the solar panels.

Attorney Naughton advised to wait to receive the submission of the visual study from the applicant.

Highway 17M Mixed-Use Development/Sunrise Commons/Tivoli Plaza – 12-1-57.2:
Application for site plan approval for two (2) mixed-use buildings with retail and service businesses, offices, and restaurants with upper-floor apartments on 10.5 +/- acres on NYS Route 17M in the HC and CO Zones with AQ-6 overlay. SEQRA DEIS Scoping Session

Attorney Naughton gave a summary of the project.

Amador Laput and Mark Fellenzer, Fellenzer Engineering were present for applicant.

Michael Maris, Traffic Engineer, was present for applicant.

Attorney Naughton reviewed the DEIS with the Board.

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

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

Mr. Hoffman reviewed the agenda for the next meeting.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Pirraglia, 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. Leva	Aye	Mr. Pirraglia	Aye
Mrs. Lupinski	Aye		

Meeting adjourned at 10:45 pm.