

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

August 8, 2019

Members Present:

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

Also Present:

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

Members Absent:

Frank Leva

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 Mr. Pirraglia, the Town of Goshen Planning Board moved to approve the August 1, 2019 minutes. Approved unanimously with one abstention.

Mr. Bergus, Chairman	Aye	Mr. Crawford	Aye
Mr. Dropkin	Aye	Mrs. Hand	Abstention
Mrs. Lupinski	Aye	Mr. Pirraglia	Aye

Possible Extension or Abandonment of Applications pursuant to Town Code -

Orange & Rockland Utilities Training Facility Improvements – Attorney Naughton read a letter from Orange and Rockland requesting an extension.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to grant a six month extension to March 19, 2020. Approved unanimously.

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

Items for Discussion/Action

Verizon Wireless (638 Craigville) -4-1-12: Application for amended site plan for a wireless telecommunications facility collocation on 8.2 +/- acres on Craigville Road (County Route 66) in the RU District with AQ-3 and Scenic Road Corridor overlays. Review draft resolution.

Attorney Naughton reviewed the resolution with the Board.

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

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

Amy's Kitchen, Inc. & Science of the Soul – 12-1-23.222, 24.211 and 120: Site plan, special permit and subdivision for a manufacturing and conference center on 395 +/- acres (total holdings) NYS Route 17M, Echo Lake Road, Hartley Road and Owens Road in the CO, RU and I Districts with AQ-3/AQ-6 Floodplain & Ponding Area, Stream Corridor and Water Supply Watershed and Scenic Road Corridor overlays. Discuss Amended Site Plan for Construction Sequence.

Mr. Dropkin recuses himself and leaves the dais.

Tom Richman, Michael Cheng, Larry Wolinsky, and Anant Singh appeared before the Board for applicant. Mr. Richman reviewed the plan with the Board, stated they were asking for minor revisions to the sequencing. Applicant would like to reverse the order so that Science of the Soul can start building this fall and Amy's in the spring. The scope and scale hasn't changed, and both would start operating together.

Mike Cheng, Senior Project Manager, Amy's kitchen gave an update on the construction work being done at Amy's site. Stated that Amy's plan on starting construction in the spring.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to waive a public hearing and approve the drafting of a resolution. Approved unanimously.

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

Mr. Dropkin returns to the dais.

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 A1 Zone with AQ-3 and Flood Plain & Ponding overlays Initial Presentation and Commence SEQRA

Daniel Farman, Maser Consulting, and Attorney Genevieve Trigg appeared for the applicant. Mr. Farman reviewed the project with the Board. In summary this project is a 5-megawatt solar facility with a battery component located at 444 Big Island Road. Currently the site is used for agricultural and haying. Ground mounted fixed tilt, 14,000 modulers for the site, (6) 8-foot by 40-foot containers for

the batteries, land is sloped, part of application is a waiver from zoning code, and access from a town road to a gravel road. They received H2M letter and will prepare a response. Discussed the visual study and where pictures should be taken from.

Mr. Hoffman stated the EAF provided information on the soils. There are some soils that will have to be identified using the USDA soil classification system.

Whereupon, there was a discussion with the Board on taking a site visit, the utility line, interconnection, the grade, and the waiver.

Attorney Trigg went over the grade, bulk and area requirements under the code, stated it was well screened with natural vegetation. Only site disturbance is where the battery storage is and the roadway. Batteries are approximately 120 foot from property line, further from the homes.

Mr. Hoffman reviewed his report.

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

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

Whereupon, there was a discussion with the Board on parking during construction, placement of batteries, fencing, and the use of barb wire on top of the fence.

Foxfire La Colina, LLC -12-1-45.222: Application for special permit and site plan for a bed & breakfast and service business on 46.1 +/- acres on NYS Route 17M in the RU & HC Zones with AQ-3 & AQ-6 overlays. Discuss Revised Materials, Draft Negative Declaration & Draft Resolution.

Steve Esposito, Esposito & Associates, and Jay Myrow, Esq., appeared before the Board for applicant Foxfire La Colina.

Attorney Naughton stated that since the last meeting the building inspector had issued his interpretations. The Board was supplied with a copy and it was included in the Draft Resolution.

Mr. Hoffman reviewed his report with the Board.

Attorney Naughton will send revised plans to emergency services for comment.

Mr. Esposito reviewed the noise study with the Board.

Whereupon, there was discussion on the noise study. It was requested that the applicant do field testing and have their consultant present at the next meeting to answer questions.

Whereupon, there was a discussion on the lighting issue for the golf cart path, show the lighting that's on the building, noise study, the two locations for the tent, location of DJ booth and barrier, and designated parking spots.

Mr. Halloran stated to make sure the frequency of the noise is agreeable.

Whereupon the Draft Resolution was reviewed and discussed.

Attorney Myrow consented to waive the time restriction to September 5, 2019.

Sunset Ridge Subdivision Lot 2 – 10-2-2: Application for amended approval for driveway relocation on 1.491 +/- acres on Sutton Lane in the RU District with AQ-6 overlay. Initial presentation and commence SEQRA

Mr. Hoffman stated the applicant, Sunset Ridge Subdivision, is constructing a subdivision that was approved years ago and would like to relocate one of the driveways shown on the site plan. Applicant is required to submit an amended site plan.

Barry Price, developer, gave a summary of the proposed driveway to the Board.

The Board received a copy of the amended site plan and it will be put on the agenda for August 15, 2019.

Mr. Hoffman discussed the agenda for the next meeting.

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

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

Meeting adjourned at 10:09 pm.