

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

September 5, 2019

Members Present:

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

Also Present:

Kelly Naughton, PB Attorney
Sean Hoffman, Town Engineer
Neal Halloran, Building Inspector
Douglas Bloomfield, Town Supervisor
Melissa Gallo, Councilwoman
George Lyons, Councilman
Kenneth Newbold, Councilman
John Van Der Molen, Councilman

Member Absent:

Phil Dropkin

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. Leva, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to approve the August 29, 2019 minutes. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Leva	Aye
Mrs. Lupinski	Aye	Mr. Pirraglia	Aye

VOTE BY PROPER MOTION, made by Mr. Lyons, seconded by Mrs. Gallo, the Town of Goshen Board moved to open the public meeting for South Goshen Solar. Approved unanimously.

Supervisor Bloomfield	Aye	Mrs. Gallo	Aye
Mr. Lyons	Aye	Mr. Newbold	Aye
Mr. Van Der Molen	Aye		

Mr. Crawford enters the dais at 7:33 pm

Public Hearings

A Combined Goshen Town Board and Planning Board Public Hearing for South Goshen Solar

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 Flooplain & Ponding, and Scenic Road Corridor Overlays.

Ryan Irwin, Community Energy Solar appeared for applicant. Also present was Erik Boe, LAN Associates. Mr. Irwin reviewed the project with the Board.

Mrs. Hand enters the dais at 7:37 pm

Mr. Hoffman gave an overview of the changes in the plan since last before the Board.

Whereupon, the project was discussed by the Planning Board and the Town Board.

Mr. Irwin reviewed the visual analysis.

Whereupon, the public hearing was opened to the public at 8:31 pm

Debra Corr, Goshen, asked if the IDA worked with them, if there was a pilot program, and requested they not use salt to remove snow because of the proximity to the wetlands. Mr. Irwin responded that they don't work with the IDA for smaller projects, worked with the Town of Goshen, Orange County and the Goshen School District, and the pilot program has to be determined.

R.J. Smith, stated this was a low impact use of the property and the Makuen family would be living on the adjoining property.

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

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

VOTE BY PROPER MOTION, made by Mr. Van Der Molen, seconded by Mr. Lyons, the Town of Goshen Board moved to close the public hearing. Approved unanimously.

Supervisor Bloomfield	Aye	Mrs. Gallo	Aye
Mr. Lyons	Aye	Mr. Newbold	Aye
Mr. Van Der Molen	Aye		

The public hearing was closed at 8:39 pm

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Leva, the Town of Goshen Planning Board moved to declare the Board's intent to be lead agency on this project and authorize counsel to prepare an EAF part 2. Approved unanimously.

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

Items for Discussion/Action

Minkus Family Farm/Gerick Associates, LLC -19-1-29 & 76 Application for amended site plan for an addition to an existing warehouse/produce processing facility on 12.3 +/- acres on Maple Avenue

(County Route 37) in the AI Zone with AQ-3 Floodplain & Ponding and Scenic Road Corridor overlays. Revised Application Materials

John Petroccione, P.E. appeared for applicant. Mr. Petroccione reviewed the plan for the expanded warehouse.

Mr. Hoffman reviewed his report with the Board.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board assumed lead agency on this project. Approved unanimously.

Mr. Bergus, Chairman	Aye	Mr. Leva	Aye
Mrs. Lupinski	Aye	Mr. Pirraglia	Aye
Mr. Crawford	Aye	Mrs. Hand	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 September 19, 2019. Approved unanimously.

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

LEGOLAND-Merlin Entertainments Group/LEGOLAND New York -11-1-46.2 and 49.22: Application for amended site plan for a commercial recreational facility on 500.02 +/- acres (total holdings) along Harriman Drive, Arcadia Road and Conklingtown Road in the RU and HR Zones with AQ-3, Scenic Road Corridor, Floodplain & Ponding Stream Corridor & Reservoir and Commercial Recreation overlays. Initial Presentation and SEQRA

Mr. Leva and Mrs. Lupinski recuse themselves and left the dais at 8:56 pm

John O'Rourke, Lanc & Tully, and Dominic Cordisco appeared before the Board. Mr. O'Rourke reviewed the amended site plan with the Board.

Whereupon, there was a discussion on the impact, invasive species, discussed stabilization, and seeding.

Mr. Hoffman reviewed his report with the Board.

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved that the proposed amendment is consistent with the applicable special permit and does not represent a substantial change from the approved site plan, therefore a Public Hearing is waived. Approved unanimously.

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

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

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

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to reaffirm the finding statement and finds it is consistent with the prior findings and evaluations performed. Approved unanimously.

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

It was noted that the DEC was contacted regarding the proposed changes. It was also referred to Orange County Planning.

Mr. Leva and Mrs. Lupinski returned to the dais at 9:27 pm

Mr. Hoffman reviewed the agenda for next meeting.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to have a special meeting on September 26, 2019. Approved unanimously.

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

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

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

Meeting adjourned at 9:44 pm.