

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

October 3, 2019

Members Present:

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

Also Present:

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

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

Approval of Minutes

Approval of September 26, 2019 minutes were deferred to next meeting.

Items for Discussion/Action

Kleister Lot Line Adjustment – 10-1-28.3 & 10-2-14: Application for lot line change along Phillipsburg Road and Sutton Lane in the RU Zone with AQ6 overlay. Draft Resolution

Attorney Naughton stated she had spoken with Mr. Kleister, who was not present, and he reviewed the resolution and had no objections.

VOTE BY PROPER MOTION, made by Mr. Crawford, seconded by Mr. Leva, the Town of Goshen Planning Board moved to approve the resolution of conditional preliminary and final approval for lot line adjustment for Christopher Kleister. Approved unanimously with one abstention.

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

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. Draft SEQRA Negative Declaration and Revised Plans

Ryan Irwin, Community Energy Solar, in summary discussed the negative declaration, the plan resubmittal came with a number of documents, decommissioning plan, project narrative, and addressed comments from Mr. Hoffman.

Mr. Hoffman reviewed his report. Discussed the floodplain and access road.

Whereupon, there was a discussion on whether this was a utility structure. The building inspector would need to make a determination. The fencing was discussed.

Attorney Naughton reviewed the Negative Declaration with the Board.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to accept the Negative Declaration. Approved unanimously.

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

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

Mr. Bergus, Chairman	Aye	Mr. Dropkin	Aye
Mr. Crawford	Aye	Mrs. Hand	Aye
Mr. Leva	Aye	Mrs. Lupinski	Aye
Mr. Pirraglia	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. Initial Presentation and Commence SEQRA

Dan Farnan, Maser Consulting, Genevieve Trigg, Esq., and Brandon Blank, Forefront, appeared before the Board.

Mr. Farnan reviewed the project with the Board. In summary, it's the second project in the Town, located at 270 and 276 Maple Avenue. It consists of two parcels with two separate owners. Takes up 25.8 acres combined. Fixed tilt system. No tree removal. Reviewed the design with the Board. Proposing batteries for the project.

Mr. Hoffman reviewed his report with the Board.

Whereupon, there was a discussion on the view shed and screening. A visual analysis needs to be performed.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Pirraglia, the Town of Goshen Planning Board moved to declare the Board's intent to be lead agency on this project and type this project as a type 1 action under SEQRA. Approved unanimously.

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

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

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

Meeting adjourned at 9:03 pm.