

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

**November 5, 2020**

**Members Present:**

Lee Bergus, Chairman  
David Crawford  
Phil Dropkin  
Cynthia Hand  
Martin Holmes  
Frank Leva  
Diana Lupinski

**Also Present:**

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

**Members Absent:**

Giovanni Pirraglia

Pursuant to the Governor's Executive Order the meeting was recorded and posted on line.

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 Mrs. Hand, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to approve the October 15, 2020 minutes. Approved unanimously.

|                 |     |               |     |
|-----------------|-----|---------------|-----|
| Chairman Bergus | Aye | Mr. Crawford  | Aye |
| Mrs. Hand       | Aye | Mr. Holmes    | Aye |
| Mr. Leva        | Aye | Mrs. Lupinski | Aye |

**Possible Extension or Abandonment of Applications pursuant to Town Code**

**Davis Solar** – Chairman Bergus read a letter dated November 2, 2020 requesting a six-month extension to the Site Plan Approval issued on June 13, 2020. Letter was signed by David Weightman.

**VOTE BY PROPER MOTION**, made by Mrs. Lupinski, seconded by Mr. Leva, the Town of Goshen Planning Board granted a six-month extension to May 6, 2021. Approved unanimously.

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

**Public Hearings**

**10 6 ½ Station Road, LLC -12-8-13:** Application for site plan and special permit for conversion of an existing structure to warehouse on 4.4 +/- acres on 6 ½ Station Road in the HC Zone with AQ-6 and Floodplain & Ponding Overlays.

David Higgins, P.E., reviewed the project.

Mr. Hoffman reviewed his report with the Board.

John Canning reviewed the traffic report.

Whereupon there was a discussion on the third bay, accidents in the vicinity, signs for truck traffic, landscaping, turning out of the warehouse, parking lot, enforcement issues, and sidewalk.

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mr. Leva, the Town of Goshen Planning Board moved to open the public hearing. Approved unanimously.

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

Mr. Halloran stated he thought the questions tonight were good, the sidewalk was a good idea and suggested the board make a motion to waive it and not ignore it.

There were no comments from the public.

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

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

Mr. Hoffman advised another set of plans be submitted by the applicant to address the questions that were asked tonight.

Chairman Bergus summarized the submission should include a revised set of drawings, response from the police department, and a narrative response to the questions discussed tonight.

**Items for Discussion/Action**

**833 Pulaski Highway Goshen Solar – 24-1-76.12 & 101:** Application for amended 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. SEQRA Negative Declaration

Attorney Naughton reviewed the Negative Declaration with the Board.

**VOTE BY PROPER MOTION**, made by Mrs. Lupinski, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to approve the Negative Declaration as modified. Approved unanimously.

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

**All One One All – D'Artagnan Foundation Regenerative Farm -8-1-6:** Application for site plan and special permit for conversion of an existing barn to restaurant and farm shop on 14.5 +/- acres on Coleman Road and Craigville Road/County Route 66 in the RU Zone with AQ-6 overlay. SEQRA EAF Part 2 and Consider Scheduling a Public Hearing.

Attorney Naughton reviewed the EAF with the Board.

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mrs. Hand, the Town of Goshen Planning Board moved to adopt the EAF Part 2 and authorize the drafting of a Negative Declaration. Approved unanimously.

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

**VOTE BY PROPER MOTION**, made by Mr. Holmes, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to schedule a Public Hearing for applicant on November 19, 2020. Approved unanimously.

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

**2669 Route 17M -12-1-70.1:** Application for amended site plan and special permit for conversion of an existing structure to light industry on 4.0 +/- acres on NYS Route 17M in the HC Zone with AQ-6 overlay. Draft Resolution.

The Board reviewed the Draft Resolution.

Sol Ezra was present for applicant.

**VOTE BY PROPER MOTION**, made by Mrs. Hand, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to approve the Amended Resolution of Conditional Approval and Special Permit for Major Site Plan for applicant 2669 Route 17M as prepared. Approved unanimously.

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

**Urbanski Solar Farm** – 24-2-32.2: Application for site plan for a solar energy system on 96.7 +/- acres on Pulaski Highway/County Route 6, Big Island Road and Wisnewski Road in the AI Zone with AQ-3 and Flood Plain & Ponding overlays. Revised plans.

Daniel Farnan, Maser Consulting, reviewed the site plan amendment. In summary there was a change in the point of interconnection, a reduction of the number of battery containers, included an earthwork table, and showed a conservation easement. He stated the changes are minor and consistent with the approval received.

Mr. Hoffman reviewed his report.

Whereupon there was a discussion on sight distance, the material staying on site, distance between poles, primary riser pole is not necessary, and tree trimming.

**VOTE BY PROPER MOTION**, made by Mrs. Lupinski, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to waive the requirement for a public hearing. Approved unanimously.

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

Genevieve Trigg, Esq. stated the landowner will use the soil for agricultural purposes and will provide the Board with a narrative.

**VOTE BY PROPER MOTION**, made by Mr. Crawford, seconded by Mr. Holmes, the Town of Goshen Planning Board moved to authorize the drafting of an Amended Negative Declaration and drafting of an Amended Resolution. Approved unanimously.

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

**VOTE BY PROPER MOTION**, made by Mr. Dropkin, seconded by Mrs. Lupinski, the Town of

Goshen Planning Board moved to have a special meeting on November 11, at 7:30. Approved unanimously.

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

Mr. Hoffman reviewed the agenda for next meeting.

**VOTE BY PROPER MOTION**, made by Mr. Holmes, seconded by Mr. Leva, 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. Holmes      | Aye | Mr. Leva     | Aye |
| Mrs. Lupinski   | Aye |              |     |

Meeting adjourned at 9:48 pm