

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

November 1, 2018

Member Present:

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

Also Present:

Kelly Naughton, Esq., PB Attorney
Sean Hoffman, PB 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

October 4, 2018 meeting minutes were reviewed.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to approve the October 4, 2018 minutes as modified. Approved unanimously.

October 18, 2018 meeting minutes were reviewed.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Leva, the Town of Goshen Planning Board moved to approve the October 18, 2018 minutes as modified. Approved unanimously with one abstention.

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

Possible Extension or Abandonment of Applications pursuant to Town Code-

Howell's Lawn Service, Inc., - Erik Boe, LAN Associates, was in the audience and stated that Mr. Howell was outstanding with several of the items, biggest being the well testing. Stated the applicant was a little short on cash for the well testing and would like to push it off until he could afford it. Looking for a six month extension.

Chairman Bergus stated the applicant would have until November 15 to take care of his outstanding fees with the Town, and a statement in writing outlining a timeframe of the project should be submitted.

Jessup Switch Warehouse – Chairman Bergus read a letter dated October 31, 2018 requesting an extension for the conditional site approval expiring November 1, 2018. The letter was signed by Ross Winglovitz, P.E.

Mr. Hoffman stated this was initially approved on December 7, 2017. On May 17 we issued a six month extension. Since that time the applicant has executed a water supply agreement with the Village of Florida. The project has gone through two plan revisions, one of which was yesterday.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board granted an extension to the conditional site approval for Jessup Switch Warehouse to June 6, 2019. Approved unanimously.

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

Items for Discussion/Action-

Cavallaro -24-2-32.2 & 51: Application for a lot line change along Big Island Road in the AI Zone with AQ-3, Floodplain & Ponding and Stream Corridor & Reservoir overlays. Draft Resolution

Attorney Naughton reviewed the draft resolution with the Board.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to approve the draft resolution. Approved unanimously.

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

Glenmere Lake Solar – 17-1-24.11: Application for site plan and special permit for a solar energy system on an 129.2 +/- acres on Pulaski Highway/County Route 6 and Valley View Road in the RU District with AQ-6/AQ-3 and Floodplain & Ponding, Stream Corridor & Reservoir and Scenic Road Corridor Overlays. Initial Presentation and Commence SEQRA

Joel Thomas, Manager, Community Energy Solar appeared before the Board. Also present was Ryan Irwin; Chris Guddemi and Erik Boe from LAN Associates; and Ed Dykshoorn owner of the property.

Mr. Thomas reviewed the project with the Board. In summary, it is a 2 megawatt community solar project, it produce 100% clean energy with enough power for 400 homes. They've signed an interconnection agreement with Orange and Rockland. The project is on approximately 130 acres in whole, with access on an existing driveway off Pulaski Highway, there would be two poles and then it would go underground. There is an access road along the site, a 7 foot tall security fence, equipment pad to house the transformer, metering equipment, there are some wetlands on site, but they are

planning on avoiding them. Approximately 24 acres inside the fence will be utilized and are planning on clearing 2 acres. They are working on the pilot agreement to pay taxes. The power will be made available to residents to purchase at a discount.

Ed Dykshoorn, 1124 Pulaski Highway, stated he was a big proponent on solar, his house runs on solar. He stated he hopes the leasing money will help the dairy farm.

Mr. Thomas stated the time frame for construction is approximately five months.

Whereupon, there was a discussion with the Board on the plans.

Mr. Hoffman informed the Board the applicant needs to have a visual impact analysis done. Asked that the applicant provide more photographs from different cross sections. Stated this was only the second solar application before the Board and would need to follow the visual impact analysis done for cellular towers and the like. Advised applicant to consider both alternative plans, fixed and tracking.

It was discussed to have the applicant do a noise analysis.

It was discussed that Ag and Markets should be notified of this project by the Town.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to declare the Board's intent to assume lead agency on this project. Approved unanimously.

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

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to declare the project as a type 1 action under SEQRA. Approved unanimously.

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

Attorney Naughton stated she would prepare a Part 2 EAF for the Board's review and the visual impact analysis will be Part 3.

Mr. Hoffman advised the applicant to get on the Town Board's agenda for an initial presentation. The applicant was advised to submit the application for Special Permit to the Town Clerk. It was also recommended that there be a joint public hearing.

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

Meeting adjourned at 9:17 pm.