

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

January 18, 2018

Members 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

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

Approval of Minutes -

December 7, 2017 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 December 7, 2017 minutes as modified. Approved unanimously with one abstention.

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

December 21, 2017 minutes were reviewed.

VOTE BY PROPER MOTION, made by Mr. Leva, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to approve the December 21, 2017 minutes as modified. Approved unanimously with two abstentions.

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

Public Hearings

Esem Sales – 19-1-87: Application for site plan and special permit for a trucking terminal on 7.62 +/- acres along Celery Avenue in the AI District with AQ-3 and Flood Plain & Ponding Area Overlay

Districts.

Brian Friedler, Lehman & Getz, representing the applicant appeared before the Board. Mr. Friedler gave an overview of the project.

Chairman Bergus asked if anyone from the public was present. There was no response.

Mr. Hoffman recapped the preceding meetings for the Board. Stated there were no new submissions. Suggested to the Board that they include a condition to do well testing, provide some information on the septic system, some historic information in addition to a dye test. He stated he had spoken to the highway superintendent who had no recommendations at this time, but advised the Board to revisit before any formal action is taken.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to close the Public Hearing on Essem. Approved unanimously.

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

Whereupon Attorney Naughton reviewed the Part 2 EIF with the Board.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mr. Crawford, the Town of Goshen Planning Board moved to issue a negative declaration. Approved unanimously.

Mr. Bergus, Chairman	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 authorize the preparation of a conditional resolution of approval. Approved unanimously.

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

Items for Discussion/Action -

Davis Solar – 10-1-97: Application for site plan and special permit for a solar energy system on an 84.88 +/- acres on Owens Road in the RU District with AQ-6 and Scenic Road Corridor Overlays. Discuss Revised Plans and Consider Draft Resolution

Bryan Stumpf, Zoning Manager, Cypress Creek Renewables appeared before the Board and reviewed the project. Also present were Doug Warden and Chuck Utschig. Mr. Stumpf stated he had submitted material to address the comments at the public hearing. He also stated he had submitted a visual analysis addressing any concerns along Owen Road.

Mr. Utschig reviewed the plans and how they moved the poles and fence, added landscaping, and relocated panels.

Mr. Hoffman reviewed the visual analysis with the Board.

Whereupon there was a discussion between Attorney Naughton and the Board on the waiver of the setback.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mr. Crawford, the Town of Goshen Planning Board hereby waives the setback requirements for fencing from 100-feet to 85-feet in accordance with Section 97-55G(7) of the Town Code. Approved unanimously.

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

Attorney Naughton reviewed the Resolution with 16 potential conditions with the Board.

VOTE BY PROPER MOTION, made by Mrs. Lupinski, seconded by Mrs. Hand, the Town of Goshen Planning Board moved to approve the conditional resolution as modified. Approved unanimously.

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

Review of proposed changes to Introductory Local Law 1 of 2017.

The Board reviewed Local Law I of 2017 for typos and clarification to the code.

VOTE BY PROPER MOTION, made by Mr. Dropkin, seconded by Mrs. Lupinski, the Town of Goshen Planning Board moved to authorize Attorney Naughton to draft a letter to the Town Board summarizing the typos and clarifications as discussed. Approved unanimously.

Mr. Bergus, Chairman	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 Mr. Crawford, seconded by Mr. Dropkin, the Town of Goshen Planning Board moved to adjourn the meeting. Approved unanimously.

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

Meeting Adjourned at 9:10 pm.

Submitted by
Mary Riso