

**TOWN OF GOSHEN**  
**ENVIRONMENTAL REVIEW BOARD**  
**July 12, 2023**

The regular meeting of the Environmental Review Board of the Town of Goshen was called to order at 6:30 p.m. on Wednesday, July 12, 2023 at Town Hall.

Present: Neal Halloran, Chairman  
Thomas Burnham  
John Lupinski

Absent: Carol Laskos  
Lou Adamis

**Betro & Pray – 2-1-29:** Application for small-scale subdivision and site plan of 7.227 +/- acres along NYS Route 207 in the RU Zone with AQ-6 and Scenic Road Corridor overlays.

The Environmental Review Board made the following questions, comments, and recommendations:

**Water** -

- Well test protocol is appropriate for this application
- Plans should show where the land percs
- AF Mapper indicates the land is located above a principal aquifer
- What is the significance of the land being over a principal aquifer?
- Will road salt and/or water softener salts affect the aquifer?
- There is no room to put a swimming pool

**11 Gurda Lane - 19-1-124.1:** Proposed conversion of existing warehouses from agricultural storage to storage and distribution of non-agricultural consumer products

The Environmental Review Board made the following questions, comments, and recommendations:

**Traffic** -

- Safety of traffic in and out of the property by tractor trailers
- Site distance from passenger vehicles is difficult as compared to tractor trailers because of the height
- Consider appropriate signage to warn of the driveway

**General** –

- What does “abandoned” mean in relation to the farm worker housing buildings?
- Does abandoned mean demolished or not used at the present time?
- Access road to Cedar Swamp Road does not appear to be on the applicant property.
- Does the fire code require a second means of access from the property?

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- The “remote access” road should be conforming.

**94 Solar / Lightstar – 20-1-21.12:** Application for the construction of one (1) 2.4 MW-AC Community Solar Photovoltaic Array on land located on the south side of State Route 94 (SR 94) approximately one (1) mile east of the intersection of SR 94 and North Main Street. The property is a 60.7-acre parcel, currently zoned Commercial/Office Mixed-Use (CO). Large-scale solar is a permitted use within the CO zoning district.

The Environmental Review Board made the following questions, comments, and recommendations:

**Trees and Vegetation-**

- Is the vegetation for screening on the property or in the right-of-way?
- Are trees going to be maintained to the end of the existing tree line?
- Are the trees under the applicant’s control?
- Are the trees part of the lease?
- Plans should show an overlay of the tree line now and where in relation to where the panels are to be placed to identify how many trees will be removed.
- Is clearing in the wetland buffer area proposed?
- Sixty percent of the property is wetlands.
- The wetlands should be preserved.
- Are there any flooding issues on the property?
- Why is the fence located in the wetlands?

**Panels –**

- Plans make it difficult to identify the orientation of the panels.
- Is the orientation of the panels made to maximize solar capture or to maximize the number of arrays on the property?
- The panel height may exceed code.
- A visual impact study should be conducted at the maximum extension/articulation of the panels.
- Have bi-facial panels ever been implemented before?
- If so, when and where? Is there one nearby for inspection?
- Has this company ever used them?
- Some of the arrays are on steep slopes. This should be corrected.

**Power and Connection –**

- Are the power lines routed to not disturb the wetlands?
- How are the eastern panels interconnected to the rest of the system?

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**Orange County Superior Concrete - 18-2-6.22:** Application for site plan for a service business on 31.78 +/- acres along NYS Route 17A in the CO Zone with AQ-3 and Scenic Road Corridor overlays.

The Environmental Review Board made the following questions, comments, and recommendations:

- There is no need to do a 72-hour well pump test
- Confirm vehicle headlights will not be aimed at houses.
- Consider protecting light poles.
- Consider having trucks back in at night so as to eliminate the backup beeps early in the morning.
- Stone wall should not be disturbed.
- Consider fencing at the top of the hill.

**Adjournment**

The meeting was adjourned at 8:00 p.m.