

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

**January 19, 2023**

**Members Present:**

Lee Bergus, Chairman  
Eric Fuentes  
Marty Holmes  
Diana Lupinski  
Jeremy Zweig  
Neal Halloran, Alternate, Recused from all projects

**Also Present:**

Sean Hoffman, Planning Board Engineer  
Kelly Naughton, Planning Board Attorney  
Frank Leva, Building Inspector

**Members Absent:**

Phil Dropkin

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

**Approval of Minutes** –

The minutes of the July 7, 2022 meeting were deferred.

**VOTE BY PROPER MOTION**, made by Mrs. Lupinski, seconded by Mr. Fuentes, the Town of Goshen Planning Board approved the minutes of the January 5, 2023 meeting as modified. Approved with four ayes and one abstention.

Chairman Bergus	Aye	Mr. Fuentes	Aye
Mr. Holmes	Abstained	Mrs. Lupinski	Aye
Mr. Zweig	Aye		

**Items for Discussion/Action** -

**Goshen Hospitality, LLC** – 10-1-56.2 & 56.4: Application for site plan and special permit for hotel and restaurant complex on 63.3 +/- acres (total holdings) along Cheechunk and 6 ½ Station Roads in the CO District with AQ-6, Scenic Road, Floodplain & Ponding and Stream Corridor & Reservoir Overlay Districts. **Redline FEIS**

Engineer Samuelson and Attorney Furst present.

Attorney Naughton advised this matter is listed to review the redline FEIS.

Whereupon there was a discussion on FEIS topics including project need/hotel sizes, groundwater recharge, Orange County Jail wells, greenhouse gases, water treatment, needed fire flow, light colored roofs, stormwater look-back, compliant response and remediation plan, water tank color, meadow mowing, wastewater treatment plant architecture, special permit criteria, and will serve letters.

Further review after tonight's discussions will take place.

**Broadlea Road and Vivian Lane Solar – 9-1-4 & 6.2:** Application for site plan and special permit for a solar energy system on 297.2 +/- acres along Broadlea Road in the RU Zone with AQ-3, Scenic Road Corridor, Floodplain and Ponding and Stream Corridor & Water Supply Watershed overlays. **Revised Plans & Draft Resolution.**

Engineer Rosencranse, Project Developer Nolan, and Attorney Gladd present.

Engineer Rosencranse indicated the Zoning Board of Appeals has yet to act. Therefore, the Planning Board cannot take action this meeting.

Applicant requested to review the exhibits submitted and acknowledged the late submission.

Applicant indicated since their last appearance they participated in a meeting with several Orange County Departments to discuss additional plantings within the Heritage Trail right-of-way. Additionally, the applicant has discussed installation of trail signs within the Heritage Trail right-of-way.

Whereupon the Board reviewed the proposed exhibits and discussed the signage.

Engineer Rosencranse indicated the exhibits include 8-foot-tall trees rather than 10-foot tall as discussed previously.

The Board agreed the renderings were satisfactory.

The applicant will provide a sample sign and confirmed the signs are intended to show the five (5) year simulation and will be onsite during the early stages of the project.

**Al Turus Solar, LLC – Nexamp Solar, LLC – 12-1-17.122, 21.12 & 23.1:** Application for site plan and special permit for a solar energy system on 111.0 +/- acres on NYS Route 17M and Hartley Road in the I Zone with AQ-3, AQ-6, Floodplain & Ponding and Stream Corridor & Water Supply Watershed overlays. **Revised Plans, Waiver Request and Consider Scheduling Public Hearing**

Business Development Director McCune and Manager Schepps present.

Applicant reviewed the project modifications including removal of arrays from slopes greater than ten percent.

Applicant requesting waiver of requirement for visual impact assessment including before and after simulations.

Attorney Naughton reviewed the standard for waiver with the Board.

Whereupon the Board discussed the condition of the existing vegetation along New York State Route 17M.

Board accepted the applicant's submission for the purpose of scheduling a joint public hearing.

**VOTE BY PROPER MOTION**, made by Mrs. Lupinski, seconded by Mr. Holmes, the Town of Goshen Planning Board scheduled a public hearing for this application on February 16, 2023 subject to a submission on visuals no later than February 2, 2023. Approved unanimously.

Chairman Bergus	Aye	Mr. Fuentes	Aye
Mr. Holmes	Aye	Mrs. Lupinski	Aye
Mr. Zweig	Aye		

**Future Agenda Items**

Engineer Hoffman reviewed the agenda for the next regularly scheduled meeting which will take place on February 2, 2023.

**Adjournment**

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

Chairman Bergus	Aye	Mr. Fuentes	Aye
Mr. Holmes	Aye	Mrs. Lupinski	Aye
Mr. Zweig	Aye		

Meeting adjourned at 9:41 pm.