

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

**October 20, 2022**

**Members Present:**

Phil Dropkin  
Cynthia Hand  
Marty Holmes  
Jeremy Zweig

**Also Present:**

Kelly Naughton, Planning Board Attorney  
Sean Hoffman, Planning Board Engineer  
Frank Leva, Building Inspector  
John Canning, Town Traffic Consultant  
David Tompkins, Town Wildlife Expert  
William Canavan, Town Hydrogeologist

**Members Absent**

Lee Bergus, Chairman  
Diana Lupinski

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 Mr. Holmes, seconded by Mr. Zweig, the Town of Goshen Planning Board approved the minutes of the October 6, 2022 meeting as modified. Approved unanimously.

Mr. Dropkin	Aye	Mrs. Hand	Aye
Mr. Holmes	Aye	Mr. Zweig	Aye

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

**Kamp Subdivision** – Engineer Hoffman advised Board applicant’s attorney requested an extension in order to finalize required common driveway agreement and deeded right-of-way.

Attorney Naughton confirmed this is the final extension.

**VOTE BY PROPER MOTION**, made by Mrs. Hand, seconded by Mr. Holmes, the Town of Goshen Planning Board granted two (2) 90-day extensions of Minor Subdivision and Site Plan Approval until April 20, 2023. Approved unanimously.

Mr. Dropkin	Aye	Mrs. Hand	Aye
Mr. Holmes	Aye	Mr. Zweig	Aye

**Public Hearings** –

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

Project Developer Terrence Nolan and Engineer Travis Rosencranse present. Also present was a sister of Sisters of St. Dominic.

During the last appearance, the Board deferred action on the SEQRA Negative Declaration and requested additional photo renderings of the project viewed from the Heritage Trail.

Engineer Rosencranse advised four (4) revisions have been made to the project design intended to reduce potential visual impact. These include:

- Relocation of portions of the array
- Increased buffer between array and Heritage Trail
- Decrease in the number of trees to be cleared
- Increase the number of trees to be planted

Additionally, during the presentation, Engineer Rosencranse indicated a newly proposed two- (2) to three- (3) foot earth berm.

Engineer Hoffman reviewed his report with the Board.

Attorney Naughton advised there is a SEQRA Draft Negative Declaration before the Board which is subject to landscaping plan.

Whereupon, the Board reviewed revised photo renderings and expressed concern regarding visibility from the Heritage Trail, both during leaf-on and leaf-off conditions.

The Planning Board commented and questioned the following:

- Suggested applicant contact Orange County to determine whether screening could be installed in the foreground on the County's property
- Confirmed previously proposed apple trees have been replaced with blue spruce trees
- Indicated that buffering in the area of the Heritage Trail is insufficient and requested further revisions to the screening and new photo simulations

The Board deferred action on the SEQRA Negative Declaration.

**VOTE BY PROPER MOTION**, made by Mr. Holmes, seconded by Mr. Zweig, the Town of Goshen Planning Board opened the public hearing. Approved unanimously.

Mr. Dropkin	Aye	Mrs. Hand	Aye
Mr. Holmes	Aye	Mr. Zweig	Aye

There was no public comment.

**VOTE BY PROPER MOTION**, made by Mrs. Hand, seconded by Mr. Holmes, the Town of Goshen Planning Board closed the public hearing. Approved unanimously.

Mr. Dropkin	Aye	Mrs. Hand	Aye
Mr. Holmes	Aye	Mr. Zweig	Aye

Applicant to come back with revised renderings and photo simulations.

**Items for Discussion/Action –**

**6 Murabito Place – 14-27-1:** Application for site plan approval for a single-family dwelling on 2.4 +/- acre on Murabito Place in the RU Zone with AQ-3 and Stream Corridor & Reservoir Watershed overlays. **Draft Resolution**

Applicant Shia Wertzberger present.

Attorney Naughton reviewed the Draft Resolution of Approval with the Board.

Board confirmed receipt of correspondence from the Village of Goshen indicating proposed dwelling will have no impact on the Village's reservoirs.

**VOTE BY PROPER MOTION**, made by Mr. Holmes, seconded by Mrs. Hand, the Town of Goshen Planning Board approved the Draft Conditional Resolution of Approval of Major Site plan for 6 Murabito Place application. Approved unanimously.

Mr. Dropkin	Aye	Mrs. Hand	Aye
Mr. Holmes	Aye	Mr. Zweig	Aye

**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 Requests and Commence SEQRA**

Business Development Manager Liza Schepps and Engineer Christian Bertram present.

Manager Schepps provided an updated presentation of the Community Solar project on top of the Al Turi Landfill.

The Planning Board commented and questioned the following:

- Reasons for landfill settlement
- Confirmed no battery energy storage systems
- Screening from adjacent Ver Hage property
- Panel rack mounting systems and aboveground cables
- Discrepancy in the number of panels on the site

Engineer Hoffman reviewed his report with the Board.

Board discussed SEQRA with Attorney Naughton.

**VOTE BY PROPER MOTION**, made by Mrs. Hand, seconded by Mr. Zweig, the Town of Goshen Planning Board declared this application a Type 2 SEQRA Action. Approved unanimously.

Mr. Dropkin	Aye	Mrs. Hand	Aye
Mr. Holmes	Aye	Mr. Zweig	Aye

Board reviewed proposed variances.

Board reviewed six (6) waiver requests as follows:

- Submission of EAF
- Glare Study
- Visual impact assessment
- Screening plan
- Stormwater Pollution Prevention Plan
- Requirement for underground installation of onsite power lines

Attorney Naughton reviewed the standard for waivers with the Board.

**VOTE BY PROPER MOTION**, made by Mr. Holmes, seconded by Mrs. Hand, the Town of Goshen Planning Board waived submission of EAF for this application. Approved unanimously.

Mr. Dropkin	Aye	Mrs. Hand	Aye
Mr. Holmes	Aye	Mr. Zweig	Aye

**VOTE BY PROPER MOTION**, made by Mr. Holmes, seconded by Mr. Zweig, the Town of Goshen Planning Board waived requirement for underground installation of onsite power lines conditioned on plan revision showing location of aboveground power lines and cable tray details. Approved unanimously.

Mr. Dropkin	Aye	Mrs. Hand	Aye
Mr. Holmes	Aye	Mr. Zweig	Aye

Board requested additional information for the remaining waiver requests.

**Goshen Hospitality, LLC – 10-1-56.2 & 56.4:** Application for site plan and special permit for hotel, restaurant and office 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. **Review FEIS Sections 3.6 to end of FEIS**

Engineer Jane Samuelson, Architect Sam Dillehay and Scientist Bruce Friedman present.

Additionally, John Canning, Town Traffic Consultant, Bill Canavan, Town Hydrogeologist, and David Tompkins, Town Ecological Consultant present.

Traffic Consultant Canning reviewed his report with the Board

Wildlife Expert Tompkins reviewed his report with the Board.

Hydrogeologist Canavan reviewed his report with the Board.

Attorney Naughton discussed FEIS process and requested any Board comments on the FEIS.

Review of redline modifications of the FEIS through Section 3.5 for November 17, 2022 meeting.

### **Future Agenda Items**

Mr. Hoffman reviewed the agenda for the next regularly scheduled meeting which will take place on November 3, 2022.

### **Adjournment**

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

Mr. Dropkin	Aye	Mrs. Hand	Aye
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Mr. Holmes

Aye

Mr. Zweig

Aye

Meeting adjourned at 9:53 pm.