

TOWN OF GOSHEN
ENVIRONMENTAL REVIEW BOARD
August 10, 2022

The regular meeting of the Environmental Review Board of the Town of Goshen was called to order at 6:30 p.m. on Wednesday, August 10, 2022 at Town Hall.

Present: Neal Halloran, Building Inspector
 Frank Leva, Building Inspector
 Tom Burnham, Chairman
 Lou Adamis
 Samuel Bergsohn
 John Lupinski

Absent: Marty Holmes
 Carol Laskos

Owens Road Solar – 10-1-10.22: Application for subdivision, site plan and special permit for a solar energy system on 126.3 +/- acres along Owens Road in the RU Zone with AQ-6, AQ-3, Scenic Road Corridor, Floodplain & Ponding and Stream Corridor & Water Supply Watershed overlays.

The Environmental Review Board is in favor of the Town of Goshen taking the time to study PFAS in solar array panels and consideration for a moratorium until such study can be conducted.

The Environmental Review Board made the following comments and recommendations:

- Fencing clearance to allow for small wildlife to pass under

Vivian Lane Solar – 9-1-4: Application for site plan and special permit for a solar energy system on 281.8 +/- acres on Broadlea Road in the RU Zone with AQ-3 Scenic Road Corridor, Floodplain & Ponding and Stream Corridor & Water Supply Watershed overlays.

The Environmental Review Board is in favor of the Town of Goshen taking the time to study PFAS in solar array panels and consideration for a moratorium until such study can be conducted.

The Environmental Review Board made the following comments and recommendations:

- Consider cabinets for battery storage
- Questioned the life span of the batteries
- Questioned disposal of batteries at the end of their life span. Prepare a disposal plan.
- Questioned solar panel disposal at the end of their life span. Prepare a disposal plan.

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- Consider decommissioning bond with escalation

Golden Stay Inn/Primrose Realty, LLC – 12-1-56: Application for site plan and special permit for lodging facility on 8.6 +/- acres along NYS Route 17M in the HC and CO Zones with AQ-6 overlay.

The Environmental Review Board made the following comments and recommendations:

- The only recent study on water in the area is now 19 years old. The Environmental Review Board is concerned with the current accuracy of such an outdated study.
- Concern with water draw down versus the available recharge deficit on this project as well as other surrounding projects as a whole.
- Projects should meet water recharge capabilities and not exceed it
- Consider forming a special water district.
- The water crisis in this watershed needs to be studied and managed.
- The Town of Goshen should study the water problem and not leave it to the applicant.
- The Environmental Review Board strongly suggests the outdated water study be reviewed, redone and/or restudied before approving all projects in this watershed.

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.

The Environmental Review Board made the following comments and recommendations:

- Tall buildings will obscure ridgeline when viewing from Cheechunk Road and 17M
- Night lighting is killing biodiversity. The project is adjacent to the Audubon Society.
- Increased height of the buildings become part of the advertising as they will be seen from the highway.
- Questioned the brand signage

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- The applicant demonstrated it can create a code-compliant plan. No variances should be granted

- Consider two-story buildings for protection of the ridgeline views

Adjournment

The meeting was adjourned at 8:36 p.m.