

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

August 4, 2022

Members Present:

Lee Bergus, Chairman
David Crawford
Marty Holmes
Diana Lupinski
Ken Tschan
Jeremy Zweig

Also Present:

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

Members Absent:

Phil Dropkin
Cynthia Hand

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. Zweig, the Town of Goshen Planning Board approved the minutes of the July 21, 2022 meeting as modified. Approved with four ayes and two abstentions.

Chairman Bergus	Aye	Mr. Crawford	Abstained
Mr. Holmes	Abstained	Mrs. Lupinski	Aye
Mr. Tschan	Aye	Mr. Zweig	Aye

Items for Discussion/Action –

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

Applicant withdrew from agenda.

Al Turus Solar, LLC – Nexamp Solar, LLC – 12-1-17.122, 21.21 & 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. **Initial Presentation and Commence SEQRA**

Business Development Manager Lisa Schepps and Engineer Christian Bertram present.

Ms. Schepps presented the application as a community solar project where solar contractor Nexamp will be the long-term owners and managers. Site overview was provided as the Al Turi landfill for a 40-year lease. Ms. Schepps distributed information regarding PFAS.

Whereupon, there was a discussion about fencing, concrete ballasts, installation of arrays on slopes, aggregate base beneath concrete ballasts, precast versus cast-in-place ballasts, use of conduit trays between solar racks, land lease terms, potential subscribers, maximum subscribers, conduit crossing at roads, decommissioning of two landfill vents, capacity of the landfill to bear the weight of the arrays, landscape screening, and repair of depressed area and removal of wetland created by depression.

Confirmed no battery storage on site. Board requests visual analysis with the Heritage Trail being the primary vantage point to review.

Engineer Hoffman reviewed his comments with the Board.

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 1, 2, 3 to 3.6**

Engineer Jane Samuelson present.

Engineer Samuelson reviewed plan modifications to the proposed action including elimination of the office and extended-stay cottages, reduction in water tank height, terracing of front retaining wall, and inclusion of stone dust path along Cheechunk Road.

Whereupon, there was a discussion about wastewater treatment, possible need to establish a sewer district, and favorable Zoning Board of Appeals interpretations.

Attorney Naughton will add Board verbal comments to the redline FEIS. Written comments from Board to be included in redline FEIS for review at next appearance of the applicant.

Future Agenda Items

Mr. Hoffman reviewed the agenda for the next meeting which will be held on August 18, 2022.

Owens Road Solar – Board discussed request for extension of written comments and determined not to extend the written comment period.

Adjournment

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

Chairman Bergus	Aye	Mr. Crawford	Aye
Mr. Holmes	Aye	Mrs. Lupinski	Aye
Mr. Tschan	Aye	Mr. Zweig	Aye

Meeting adjourned at 9:10 pm.