

APPROVED MINUTES
Town of Goshen Planning Board
Town Hall
41 Webster Avenue
Goshen, New York
June 18, 2015

Members Present:

Reynell Andrews
Dr. Kris Baker
Lee Bergus, Chair
Phil Dropkin
David Gawronski
John Lupinski
Giovanni Pirraglia

Also Present:

Sean Hoffman, PB Engineer
Kelly Naughton, Esq. PB Attorney
Neal Halloran, Building Inspector
Richard Golden, Esq. PB Attorney

The PB meeting was opened at 7:30 p.m. by Chair Lee Bergus.

The minutes of the meeting of May 21, 2015 were approved with a correction.

Possible Extension or Abandonment of Applications pursuant to Town Code

Youngs Grove/Reiger

A letter to the PB was received requesting two 90-day extensions on the applicant's conditional preliminary major subdivision approval which was to expire June 18, 2015. There was also a printed summary of recent project activities.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Dr. Baker, The Town of Goshen Planning Board grants an extension of the conditional preliminary major subdivision approval on the Youngs Grove/Reiger application to December 17, 2015. Approved unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Dr. Baker	Aye	Mr. Lupinski	Aye
Mr. Bergus	Aye	Mr. Pirraglia	Aye
Mr. Dropkin	Aye		

Javelin

A letter was received from Lanc & Tully requesting a six month extension on the preliminary subdivision approval granted on Aug. 21, 2008. It was noted that there have been previous extensions granted, the most recent occurring Dec. 8, 2014. That extension is to expire on June 18, 2015. It was noted that the applicant is identifying adjustments to reduce the cost of the project.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Dropkin, The Town of Goshen Planning Board grants a six month extension to December 17, 2015 on the preliminary subdivision approval granted the Javelin application. Approved unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Dr. Baker	Aye	Mr. Lupinski	Aye
Mr. Bergus	Aye	Mr. Pirraglia	Aye
Mr. Dropkin	Aye		

Orange County Gospel Church – 11-1-100.2: Site plan and special permit application for a religious use on 7.12 +/- acres on Duck Cedar and Old Chester Roads in the RU District with AQ-6, Floodplain & Ponding Area, Stream Corridor and Water Supply Watershed and Scenic Road Corridor Overlay Districts. Initial presentation and commence SEQRA.

Representing the applicant: Anthony Trochiano, Pietrzak & Pfau
Rev. Shellie Sampson
Jay Myrow, Esq.

Mr. Trochiano identified the property stating that it is in a scenic road corridor and contains a flood plain overlay and a 150 ft. stream (Otterkill) corridor overlay and a 50 ft. wide conservation district which runs the length of the property along the Heritage Trail. He said the applicant wants to build a 410 seat church, along with a 70 seat youth room, office space and storage space with the potential for future expansion of the building. There will be two means of access, the main access off Duck Cedar Rd. and the secondary access off Old Chester Rd. Mr. Trochiano said he believes that the sight distances on Old Chester Rd. are adequate. There will be a parking lot and a two-story, two-bedroom 1000 sq. ft. carriage house for the building caretaker. He said the height of the church will be approximately 30 ft.

Rev. Sampson said that they are not considering a school but will provide music and art classes in the building.

Mr. Hoffman said that the project has been before the staff several times. He noted that the applicant is showing a conceptual sketch plan at this time. Currently there are some parking issues, he said. The planned parking lot will primarily be asphalt and will hold 166 parking stalls. He said that one variance will be necessary for impervious surface coverage stating that the Code requires 10% maximum coverage while the project calls for more than 30% coverage. The well is also an issue, he said, in that it is in a flood plain and will need to be raised.

Mr. Myrow said he needs to know all of the variances that will be necessary relatively soon. He noted that the bulk tables refer to residential uses and that there are no bulk requirements specifically for religious uses. Mr. Golden said that the Building Inspector will address those

issues and give his interpretations and then the applicant will know what they need to request from the Town Zoning Board of Appeals. Mr. Halloran will also render his opinion on the rural siting issue (buildings shall not be located in the center of open fields). There was discussion about where the building is being sited. Mr. Golden suggested that the PB make the determination that the building is in the center of the project area.

VOTE BY PROPER MOTION, made by Mr. Gawronski, seconded by Mr. Pirraglia, the Town of Goshen Planning Board declares its intent to be lead agency and classifies the project as a Type I Action under SEQRA. Approved unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Dr. Baker	Aye	Mr. Lupinski	Aye
Mr. Bergus	Aye	Mr. Pirraglia	Aye
Mr. Dropkin	Aye		

It was noted that a public hearing will be required.

Scientific Herbal Advances – 24-1-109: Site plan and special permit application for an agricultural processing facility with accessory research on 9.1 +/- acres on Pulaski Highway (County Route #6) in the AI District with AQ-3 and Floodplain & Ponding overlays. Initial presentation and commence SEQRA.

Representing the applicant: Anthony Trochiano, Pietrzak & Pfau
John Capella, Esq.

Mr. Capella said that NYS has adopted the Compassionate Care Act allowing for the growing and production of medicinal marijuana in five state-licensed facilities in New York State. He said that Scientific Herbal Advances is one of the companies that has applied to NYS for a license. The two principals in the company are world-renowned New York physicians and are interested only in medical marijuana, he said. They selected Goshen because they are interested in researching the properties of the black dirt. The facility is part of the Gurda onion farm on Pulaski Highway. The existing building is 28,000 sq. ft. and is on 9.14 acres. Initially there will be a 10,000 sq. ft. addition to the existing building which was formerly used for growing, cleaning and packing of onions. In the future there may be another 50,000 sq. ft. added. The actual operations won't be that much different from the prior use of the building, he said. The medicinal marijuana will be processed into a liquid oil or pill form as required by NYS. There will be no dispensary on the site. He said there is an existing 2-family dwelling that will be used by a caretaker. The building will be fenced and there will be 24-hour security.

Mr. Hoffman said that currently this is a concept plan being presented. He noted that the applicant may need to obtain a variance from the ZBA for the fence.

Amy’s facility will eventually be a total of 369,000 sq. feet, with 226 ,000 sq. ft. in Phase 1, 140,000 sq. ft. in Phase II and a 3000 sq. ft. employee clinic comprising Phase III. There will be approximately 681 employees working one of two shifts with the operation running from 6 a.m. to 11:30 p.m. An onsite waste water treatment facility is the preferred option and will be designed to treat an estimated 300,000 gallons a day from the plant, with discharge into the Wallkill River or conveyance to the Village of Goshen.

The construction access will be from Hartley Rd. which will be improved. Ultimately Amy’s hope is to design a bridge over the Wallkill River, crossing the Echo Lake site, and coming down to 17M. It will involve a land transfer from NYS to the Town of Goshen at the NYS Psychiatric Center access. If Amy’s can’t get a permit for construction of the bridge, they will want permanent access off Hartley Rd., he said.

Science of the Soul will be located on the Echo Lake Rd. property. It will contain a 200,000 sq. ft. open-air pavilion to be used as a conference center for its annual national event which attracts approximately 12,000 people, a much smaller regional event and small weekend events. The site will contain 2,000 parking spaces (gravel, paved and grass) with overflow parking available on the Strong property for volunteers. Mr. Trelstad described two accessory buildings on the site and two caretaker houses and a 5-bedroom guest house.

Mr. Trelstad said he hopes the SEQRA process can be completed by the end of 2015.

Mr. Golden said that the Draft Environmental Impact Statement (DEIS) before the PB contains substantial changes to the prior scope that they reviewed and that a few additions based on tonight’s discussion will be added by the applicant. The PB’s consultants have weighed in on the document. The PB directed its consultants to finalize the draft scoping document with Amy’s team in preparation for the public scoping session.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Andrews, the Town of Goshen Planning Board sets a public hearing on the DEIS scoping document on the application of Amy’s Kitchen, Inc. for July 16, 2015. Approved unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Dr. Baker	Aye	Mr. Lupinski	Aye
Mr. Bergus	Aye	Mr. Pirraglia	Aye
Mr. Dropkin	Aye		

The PB went into Executive Session to discuss a personnel issue at 10:07 pm stating that it had no intention to conduct business afterwards.

Lee Bergus, Chair
Notes prepared by Sue Varden