

APPROVED MINUTES
Town of Goshen Planning Board
Town Hall
41 Webster Avenue
Goshen, New York
March 3, 2016

Members Present:

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

Absent: Phil Dropkin

Also Present:

Sean Hoffman, PB Engineer
Richard Golden, Esq. PB Attorney
Neil Halloran, Building Inspector

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

Items for Discussion/Action

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. SEQRA Expanded EAF Part III.

Representing the applicant:

Anthony Trochiano, Steve Esposito
Jay Myrow, Esq.

Mr. Trochiano said that SEQRA has to be evaluated by the PB before the applicant can return to the Town Zoning Board of Appeals for variances they have requested. He said he was present to continue discussion of SEQRA and to see if the PB requires further information.

Mr. Hoffman said that the application was last before the PB on October 15, 2015 when the PB reviewed the Part II EAF and requested an Expanded Part III to obtain additional information on the potential impacts on flooding, aesthetic resources, cultural resources and traffic. He said that a response was received from NYS stating that the project will have no impact on archeological and/or historic resources.

Mr. Hoffman said he has reviewed the Part III and has some mitigation suggestions for the PB to consider. The applicant has said there will be no traffic impacts because of the hour and day the facility will be used and that the project will have no impact on flooding, Mr. Hoffman said. However, he said, there will be some development in the floodplain itself. Mr. Hoffman spoke about the applicant's SWPPP and the ways the applicant is proposing to reduce runoff. He said he would like to see calculations from the applicant quantifying the impact, if any, on the

existing culvert at Old Chester Road. He said the applicant should incorporate all practical techniques to reduce runoff from the developed site and that all stormwater management practices be designed in accordance with the NYS Stormwater Management Design Manual.

Mr. Hoffman said that the applicant provided an aerial photograph of the project with an overlay of the site. He said the visual assessment provided by the applicant analyzes the 14,400 sq. ft. structure but does not include the 12,800 sq. ft. future expansion. He said that if the future expansion is part of the application, then it should be a part of the visual assessment. He suggested several mitigations including extension of the Old Chester Road landscape buffer along Duck Farm Road, the submission of samples of the colors and materials being proposed for the structure so that the PB can further consider the aesthetic impact, the submission of a lighting plan to reduce the light pollution, and additional landscape plantings to screen parking and the building.

Mr. Hoffman said that the applicant has estimated 120 vehicle trips during the peak Sunday hours of building use. He said that the intersection coming off 17M at Duck Cedar Rd. should be evaluated and noted the limited sight distance there. Mr. Hoffman said there might be as many as 100 left turns there on a Sunday with people driving to the church. There was a lengthy discussion about that intersection and possible traffic and safety problems. Mr. Trochiano said he will take a hard look at the intersection of 17M & Duck Cedar Rd.

Mr. Golden said that the purpose of the Expanded Part III is not to put the burden on the applicant to have a full Environmental Impact Statement but that it still requires identification of all of the potential impacts and mitigation of those impacts. He said that his office doesn't think there is enough information on the traffic, calling the analysis "too thin" and adding that the PB needs more information to consider its impact.

Each PB member commented on the SEQRA review. The following is a summary of the concerns expressed and the requests for additional information: more information on the traffic impacts, including the intersection of Duck Cedar and 17M and the Heritage Trail crossing, additional information on the parking lot that is proposed to be built in the floodplain, concern with visual impacts, specifically from Old Chester Rd., including the total height of the project and its architecture not matching the existing buildings in the area.

Mr. Golden said that traditionally the courts have given churches favored status with respect to the impact on the community.

Mr. Golden reminded the PB that the application is before the ZBA, and that the ZBA cannot make a determination before the PB completes the SEQRA process. The ZBA public hearing is

scheduled in mid-April. Mr. Golden suggested that the applicant provide the requested information to the consultants by March 24th so that the application can be put on the PB's April 7th agenda for a possible decision.

RVH Mulch Supply, LLC – 12-1-17.2: Application for site plan approval for mulch processing facility on Hartley Road and NYS Route 17M in the HC & I Districts with AQ-3/AQ-6 overlays. Consider scheduling a public hearing.

Representing the applicant:

Tom Depuy, Engineer

Mr. Depuy spoke briefly about the site plan.

Mr. Hoffman said the application was last before the PB in January when the PB typed the project as a Type I SEQRA Action and issued its Intent to be Lead Agency.

Mr. Hoffman said that the site plan shows part of the mulching operation to be in the setback. He said that Mr. Halloran will have to review the Town Code to see if this is allowable.

Mr. Hoffman said that there is an access issue with the County requesting the applicant to not use an access onto 17M because of its close proximity to the traffic light. The County suggested bringing the access off of Hartley Road. Mr. Hoffman said that will require additional analysis.

Mr. Hoffman said that domestic water will be provided by an on-site well and process water will be provided by a converted monitoring well. He said the wells will have to be tested for quantity and quality. He said that the applicant wants to use the existing septic system but that the separation between the force main and the existing well doesn't meet NYS requirements. Mr. Hoffman said that if the applicant wants to use the existing systems, as they are situated, they will have to seek a waiver from the County. Mr. Hoffman said the applicant must provide more detail on the drainage culverts.

Mr. Halloran said that the Environmental Review Board wants information on the mulching process and whether there will be any coloring of the mulch.

Mr. Golden told the PB that this application relies on the Turi lot line change taking effect and that the lot line change will have to be filed before this application can be approved.

He said that Ms. Naughton will fill out Part II of the EAF and make the necessary referrals. He suggested sending the PB's Intent to be Lead Agency to the County Health Department and wait the required thirty days before the PB assumes lead agency status.

VOTE BY PROPER MOTION, made by Mr. Pirraglia, seconded by Mr. Andrews, The Town of Goshen Planning Board sets a public hearing on the application of RVH Mulch Supply, LLC for April 7, 2016. Approved unanimously.

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

Adjournment – The Town of Goshen Planning Board adjourned at 8:45 p.m.

Lee Bergus, Chair
Notes prepared by Sue Varden