

**APPROVED MINUTES**  
**Town of Goshen Planning Board**  
**Town Hall**  
**41 Webster Avenue**  
**Goshen, New York**  
**January 7, 2016**

**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

**Absent:** Building Inspector Neil Halloran

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

The minutes of the meeting of September 17, 2015 were approved and the minutes of the meeting of November 19, 2015 were approved with a correction.

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

**Javelin**

Mr. Bergus read a letter dated January 7, 2016 from Lanc & Tully stating that Preliminary Subdivision Approval was granted on August 21, 2008 and that the most recent extension was granted June 18, 2015. The letter stated that the applicant is identifying plan adjustments that might reduce the cost of the project and is seeking a six month extension of the Preliminary Approval for this purpose.

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Mr. Gawronski, The Town of Goshen Planning Board grants an extension, to June 16, 2016, on the Preliminary Subdivision Approval granted the application of Javelin. Approved unanimously.

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

**Al Turi Landfill, Inc. – 12-1-17.1 & 17.2:** Application for lot line modification on Hartley Road and NYS Route 17M in the HC & I Districts with AQ-3/AQ-6 overlays. Amended Approval.

**Representing the applicant:**

**Tom DePuy**

Mr. Dropkin recused himself from the discussion because he is a consultant for another applicant, Amy’s Kitchen, Inc., whose property is in close proximity to the Al Turi Landfill.

Mr. DePuy said that he is seeking an amendment to the approval granted the project on November 19, 2015. The applicant wants to increase the width of road, realigning and re-adjusting the lot line. Discussion followed.

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia, seconded by Dr. Baker, The Town of Goshen Planning Board waives a public hearing on the proposed amendment to the application of Al Turi Landfill, Inc. Approved unanimously.

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

Ms. Naughton read two new conditions of approval for the Amended Resolution of Conditional Preliminary & Final approval as follows:

#6. The adjacent limits of the Al Turi landfill have been delineated on the plat; disturbance within 100 feet of the landfill is strictly prohibited.

#7. Prior to the signing of the plat, the applicant shall relocate the existing fence along NYS Route 17M and Hartley Road, or erect a new fence, along the new lot line to the satisfaction of the Building Inspector, in consultation with the Town Engineer. Additionally, the applicant shall gate the access drives onto the property to reduce the potential for dumping on site.

**VOTE BY PROPER MOTION**, made by Dr. Baker, seconded by Mr. Gawronski, The Town of Goshen Planning Board approved the Amended Resolution of Conditional Preliminary & Final Approval, Lot Line Adjustment, as read by legal counsel, for Al Turi Landfill, Inc. Approved unanimously.

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

**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 District with AQ-3/AQ-6 overlays. Initial presentation and commence SEQRA.

**Representing the applicant:**

**Tom DePuy**

It was noted that the applicant is currently permitted to operate a mulch processing facility on the northerly end of Hartley Road, on the site currently proposed for the Amy’s Kitchen production facility (Verhage site). The applicant proposes to relocate the mulch facility to the southerly end of Hartley Road at the intersection of NYS Route 17M on the parcel which is the subject of the current Al Turi lot line adjustment. Mr. DePuy said that the Verhages are proposing to purchase Lot #1 in the Al Turi subdivision for their mulch operation. PB members discussed the site plan.

Mr. DePuy said that the applicant is not proposing any composting on the site and Mr. Hoffman stated that if the applicant wanted to compost, he would have to submit another application.

Mr. Hoffman pointed out several issues including that the Code prohibits chain-link fencing in locations visible from public highways, that the applicant must confirm that no outdoor storage of materials, equipment or vehicles is proposed within the setback and that there is adequate screening along Hartley Road, the need for an area for vehicles to turn around, the need for water test information demonstrating the adequacy of the existing onsite well and the clarification of which wells, if any, will be abandoned, and how they will be abandoned.

Mr. Hoffman said that this is considered a major project, per Code, and so requires a public hearing and said it also requires referrals to the Orange County Planning Department, Emergency Services and the Town Highway Department as well as the ERB which has already discussed the project.

**VOTE BY PROPER MOTION**, made by Mr. Lupinski, seconded by Mr. Pirraglia , the Town of Goshen Planning Board declares its intent to be lead agency on the application of RVH Mulch Supply, LLC. Approved unanimously.

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

**VOTE BY PROPER MOTION**, made by Dr. Baker, seconded by Mr. Andrews , the Town of Goshen Planning Board types the application of RVH Mulch Supply, LLC. 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		

**Adjournment** – The Town of Goshen Planning Board adjourned at 8:35 p.m.

Lee Bergus, Chair  
Notes prepared by Sue Varden