

**APPROVED MINUTES**  
**Town of Goshen Planning Board**  
**Town Hall**  
**41 Webster Avenue**  
**Goshen, New York**  
**April 21, 2016**

**Members Present:**

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

**Also Present:**

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

**Absent:** Phil Dropkin

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

The minutes of the meeting of March 17, 2016 were approved.

**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 Negative Declaration.

Representing the applicant:

Anthony Trochiano

Ms. Naughton said that the Zoning Board of Appeals held its public hearing on the application on Tuesday and recommended to the PB that it schedule its public hearing before drafting a SEQRA declaration.

**VOTE BY PROPER MOTION**, made by Mr. Pirraglia and seconded by Mr. Lupinski, The Town of Goshen Planning Board schedules a public hearing on SEQRA and the site plan for Orange County Gospel Church on May 19, 2016. Approved unanimously.

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

**RVH Mulch Supply, LLC – 12-1-17.2:** Application for site plan approval for mulch processing facility on Hartley Rd. and NYS Route 17M in the HC & I Districts with AQ-3/AQ-6 overlays. Discuss driveway. Discuss Revised Plans & Driveway Relocation.

Representing the applicant:

Tom DePuy

Mr. Hoffman said that the applicant last appeared before the PB on April 7 and was asked to provide sight distance measurements. A potential driveway location along Hartley Road was reviewed for the project entrance. The Hartley Road sight distance coming out of the site looking right toward 17M was measured at 370 ft. while 390 ft. is required by Code, he said. The applicant anticipates a maximum of 27 vehicle trips a day. Given the substandard sight distance, Mr. Hoffman said he didn't know if the PB would favor looking at a new driveway and abandoning the existing right-of-way as suggested by the Orange County Department of Public Works.

Mr. Hoffman pointed out that the applicant is requesting waivers from the Code requirements related to lighting, none is proposed, and signage. It was noted also that the applicant is currently before the Orange County Department of Health where they are seeking a waiver of the required separation distance between the force main and existing well.

Mr. Hoffman said that the applicant will dye mulch on the site. There was discussion and questions about the dye operation. It was noted that the applicant can be required to maintain onsite inert absorbents, sand and vermiculite, to collect any spilled materials.

Ms. Naughton noted that there is a requirement for screening of the site with a continuous green landscape buffer along the road.

Mr. Hoffman said that once the applicant determines which of the three existing onsite wells will be developed, the applicant will test for water quantity and quality.

Ms. Naughton said that a supplemental notice of the PB's declaration to be lead agency was sent to the County Department of Health March 28 and that a reply has not been received nor has the thirty day response time lapsed. The application will be put back on the agenda once that has occurred, she said.

**The Estates at Rolling Ridge (aka Fieldstone Farm) – 12-1-70.211:** Application for a 22 lot residential subdivision on 67.8 +/- acres on Maple Avenue (County Route 31) in the RU & HC Districts with AQ-3/AQ-6 overlays. Discuss Waivers.

Representing the applicant:

Michael Sandor, Engineer

Mr. Sandor said he met with the town's consultants to discuss the applicant's request for waivers from the Town Highway Specifications. He said he has three written waiver requests; for road width, sidewalks and stormwater drain pipe materials. Mr. Sandor said he brought new plans to view showing the lots, houses, septic systems and the actual limits of disturbance necessary for the road.

Mr. Sandor said that the road width requirement is 30 feet with curbs and storm drains or swales. The applicant wants to reduce the width of the road to 26 feet and use Belgium block curb instead of swales. He noted that is similar to what was done on Howard Court. He said that there is a requirement for sidewalks but that the existing Howard Court that ties into this development does not have sidewalks. Mr. Sandor said the applicant is also requesting a waiver to allow them to use plastic pipe, a high density polyethylene pipe, which he called "the state of the art today" rather than the required concrete pipe.

Mr. Hoffman said these requests have been reviewed with the Highway Superintendent. He said the Highway Superintendent has no problem with reducing the road width to 26 feet but notes that there will have to be a transition since Howard Court is 30 ft. wide. He noted that it is the intent of the Code to reduce imperious areas. He said the Highway Superintendent has no objection to the more flexible plastic pipe as long as it is installed correctly. He recommends that the Town have an inspector there for continuous inspection of the installation, at the expense of the applicant.

Ms. Naughton said that requiring sidewalks is up to the discretion of the PB and would not be a waiver but a finding. The possibility of sidewalks was discussed.

Mr. Hoffman said the waivers are generally acceptable but that the Code requires that the width of the road be reviewed by emergency services to see if they have comments. Ms. Naughton said the waiver should not be given until the PB hears from emergency services and said it can be referred to them tomorrow.

Mr. Sandor said the applicant still wants to pursue circular driveways on some of the lots. It was noted that a written request for circular driveways was not submitted as had been requested for all waivers. PB members discussed whether circular driveways are consistent with rural character. Mr. Bergus polled the board resulting in five out of six PB members not in favor of circular driveways in the subdivision.

PB members discussed road width and sidewalks, resulting in a decision to give the applicant three options to consider. The options include reducing the width of the road to 26 ft. but including sidewalks, reducing the width of the road to 28 feet but including sidewalks and keeping the road at 30 ft. but excluding sidewalks. Mr. Sandor said he will recommend to his client that he ask for a 26 ft. wide road and sidewalks.

PB members discussed the stormwater drain pipe and reached a consensus to follow Mr. Hoffman's recommendation that plastic pipe is acceptable if installed correctly, with installation inspected continuously by the Town.

**Amy's Kitchen, Inc.:** - 12-1-11.222, 1.41, 19.2, 23.2, 24.2 and 10-1-11.2 Site plan, special permit and subdivision for a manufacturing and conference center on 395 +/- acres (total holdings) NYS Route 17M, Echo Lake Road, Hartley Road and Owens Road in the CO, RU and I Districts with AQ-3/AQ-6 Floodplain & Ponding Area, Stream Corridor and Water Supply Watershed and Scenic Road Corridor overlays. DEIS Completeness.

**Representing the applicant:** **Graham Trelstad & Joel Weinstein Esq.**

David Crawford joined the PB table as the replacement for PB member Phil Dropkin who, because he is a consultant for Amy's Kitchen, Inc., must recuse himself.

Mr. Trelstad said that all of the Town's consultant comments are being included in the DEIS document as well as comments made by PB members at the recent special meeting. Mr. Trelstad and the PB discussed additional completeness issues.

Mr. Golden asked if incorporating all of the changes that were discussed, the PB can consider the document complete, subject to the confirmation of his and Mr. Hoffman's office that the changes have been made and incorporated into the document, and are consistent with what the PB wants and therefore determine the DEIS adequate for public review.

**VOTE BY PROPER MOTION**, made by Dr. Baker, and seconded by Mr. Gawronski, The Town of Goshen Planning Board determines that the DEIS on the application of Amy's Kitchen, Inc. is complete and adequate for public review subject to incorporating the changes that were discussed. Approved unanimously.

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

Mr. Golden suggested that anything less than 30 days is not adequate enough time for the public to review the document and suggested that, if the document can be distributed by April 29<sup>th</sup>, a public hearing can be set for 30 days later.

**VOTE BY PROPER MOTION**, made by Mr. Lupinski, seconded by Mr. Pirraglia, the Town of Goshen Planning Board sets a special meeting at 7:30 pm May 31 for a public hearing on the DEIS and Site Plan of Amy's Kitchen, Inc. Approved unanimously.

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

**Adjournment** – The Town of Goshen Planning Board adjourned at 9:30 p.m.

Lee Bergus, Chair

Notes prepared by Sue Varden