

**GARLING ASSOCIATES
301 MAIN STREET, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-5835
FAX 294-5754
email: garling@frontiernet.net**

PROJECT ANALYSIS

MUNICIPALITY: Town of Goshen **OUR PROJECT NO.** 10-3-9
PROJECT NAME: Orange County Turf
LOCATION: Pulaski Highway (CR 6) South of Pumpkin Swamp Road (CR 25)
(21-1-83 and 84)
TYPE OF PROJECT: Composting Site – SU Permit and Site Plan
DATE: April 13, 2012
REVIEWING PLANNER: Edwin J. Garling, AICP

PROJECT SUMMARY:

Approval Status: Submitted December 16, 2010, revised June 27, 2011, August 31, 2011, and April 4, 2012
SEQRA Status: Unlisted, coordinated. Use requires approval by NYSDEC, OCPD and OCPDW. NOI approved 11/17/11 and mailed 11/22/11
Zone/Utilities: A1/ AQ-3 no utilities available
Map Dated: April 4, 2012
Consultant/Applicant: Pietrzak and Pfau
Site Inspection: December 23, 2010
Staff Meeting: August 11, 2011, October 27, 2011, March 1, 2012
Planning Board Meeting: November 17, 2011, March 15, 2012, April 19, 2012
Copies have been sent to: Planning Board, Neal Halloran, Richard Golden, Kelly Naughton, & Dennis Lindsay on April 16, 2012; Ryan McGuire (Pietrzak & Pfau) on April 17, 2012

COMMENTS AND RECOMMENDATIONS:

A. Comments on Current Plans

1. Tax lots 83 and 84 will be merged and that will be demonstrated to have been accomplished prior to the issuance of any permits or as required by the Planning Board.
2. Parking is shown for three cars and is available for more. Due to the nature of the use and site, actual parking spaces will not have to be delineated on the site. This should be reviewed and confirmed by the Planning Board.
3. Speed limits and sight distances for Pulaski Highway (CR 6) have been provided as requested and exceed AASHTO standards.
4. Signage will be dependent on an easement over the Brink Farm. This issue should be resolved for the public hearing, but was not resolved as of the date of this report.
5. SEQRA has been coordinated and a Negative Declaration will be prepared when all comments have been received. We will prepare a draft for the Public Hearing
6. There are no landscaping requirements for this use, in my opinion based on the use, its location in a farm field area and distance from roads or residential areas.

7. The engineer states that disturbance is less than one acre, but the basic site is 200 feet by 200 feet, plus the sedimentation trap, septic area, removal of soil for the floodplain mitigation seem to add up to well over an acre. The Town's Engineer should determine the type of drainage report required for this project.
8. It was noted some time ago that a survey was required, but that is not shown on the plans. Our attorney has received a copy of the deed, and the applicant's engineer confirms the plans are based on a deed and survey. That must be noted on the plans.
9. We believe all other issues have been addressed.

The above comments represent our professional opinion and judgment, but may not necessarily, in all cases, reflect the opinion of the Planning Board. Please revise your plans to reflect these comments with the understanding that further changes may be required. In all cases the requirements of the Zoning Law and Subdivision Regulations shall be adhered to by the applicant and shall be shown on the plans. Where variances to the Zoning Law are required or where waivers from the Subdivision Regulations are needed, specific requests shall be made to the Planning Board for a waiver or for referral to the ZBA.

These comments are prepared based on current zoning and subdivision regulation requirements. Any change in those regulations prior to final approval of these plans could require revisions beyond the scope of our existing comments.