

M E M O R A N D U M

TO: Ralph Huddleston, Chairman & Planning Board
FROM: Dennis G. Lindsay, P.E., Town Engineer
Sean T. Hoffman, P.E., Planning Board Consultant
SUBJECT: **Agenda Summary/Carryovers – Meeting of April 19, 2012**
DATE: April 13, 2012

CC: Neal Halloran, Building Inspector, Broderick Knoell, Highway Superintendent,
Richard Golden, Esq., Ed Garling, AICP,

* * * * *

The following provides background and status on the matters we understand will be listed on the April 19, 2012 agenda.

Possible Extension or Abandonment:

- 1) Hambletonian Park – This matter is listed for a possible 90 day extension of preliminary approval (originally approved in 2008). At your November 17, 2011 meeting Building Inspector Halloran advised the applicant was continuing to discuss the water district with the Town. **[No further report]**.

Public Hearing:

- 1) Orange County Turf/Glebocki – This matter is listed for a public hearing and was last reviewed at your March 15, 2012 meeting at which time you assumed lead agency status. No new materials have been received, nor were any expected. We have attached our previous report on this matter for your ready-reference. **[Report 83-12-007; attached]**.

Agenda Items:

- 1) Goshen Sports Complex (formerly Matchpoint)/Rupshan, LLC – This is an application for amended site plan and special permit for modifications to this existing sports facility on a 10.12 acre tract with frontage on New York State Route 17M and New York State Route 17 (future Interstate 86) in the Commercial-Office (CO) Zone within Scenic Road Corridor (SR) and AQ-3 aquifer overlay districts. This matter was last discussed during your March 15, 2012 meeting. At that time the public hearing was held and you received a comment regarding traffic and the driveway entrance. The public hearing was closed and Attorney Golden suggested the applicant submit revised plans in response to the technical comments received. The applicant attended the April 5, 2012 staff meeting to review the water testing requirements and submitted revised plans and a well test plan under their April 10th and 11th electronic correspondence respectively. We suggested revisions to the test plan which have not been received to date. **[Report 83-12-012 to be transmitted under separate cover]**.

- 2) BMG Powersports – This is an application for site plan approval for a mixed use building with a 5,500 square foot first floor commercial space and a upper-floor residential apartment on a 1.5 acre tract along New York State Route 17M within the Highway-Commercial (HC) and AQ-6 Overlay District. Applicant proposes to demolish an existing farm stand and construct a new structure with site improvements including parking and utilities. This matter is listed so the Board may discuss the nature of the project including design standards, site plan component waivers (if any) and commence SEQRA. **[Report 83-12-010; attached]**

- 3) Woodcrest Subdivision (aka Kaprielian) – This was last discussed during your February 16, 2012 meeting. At that time, the applicant made an initial presentation and you assumed lead agency status under SEQRA. A determination of significance was deferred until additional information regarding water supply has been provided. The applicant has since submitted a water testing plan and has now returned for your approval of the test plan. **[Report 83-12-011; attached]**.

- 4) Young’s Grove (aka Reiger) – During your March 15, 2012 meeting you considered the FEIS and specifically discussed impacts from well testing and the Town’s requirements for a community water system. Subsequently, and in accordance with your request, Attorney Naughton distributed copies of the Code requirements for water testing for your information. The applicant has submitted correspondence dated March 30, 2012 regarding the water testing protocols. This is listed for a discussion regarding the water testing protocols. **[No further report]**.