

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 May 17, 2012**
DATE: May 11, 2012

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

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The following provides background and status on the matters we understand will be listed on the May 17, 2012 agenda.

Possible Extension or Abandonment:

- 1) Heritage Estates – This matter is listed for a possible 90-day extension of final approval. At your December 1, 2011 meeting the applicant’s correspondence indicated they were working with the Town Board regarding approvals. **[No further report]**.
- 2) A&L Acres – This is an application for a 29 lot residential subdivision in the Rural (RU) District, AQ3 and Scenic Road Corridor along Houston Road and Route 17A. The application was filed in October 2004, received preliminary approval for the entire subdivision (Lots 1 – 29) and conditional final approval for Phase 1 (Lots 1 – 20) at your August 20, 2009 meeting and conditional final approval for Phase 2 (Lots 21 – 29) at your July 21, 2011 meeting. This is scheduled for possible extension of conditional final approval. **[No further report]**.

Public Hearings:

- 1) Orange County Turf – This is an application for site plan, special permit and lot merger for a composting facility with wholesale operations on a combined 23.9-acres (total holdings) along Pulaski Highway (County Route 6) adjacent to Pumpkin Swamp Road (County Route 25) within the Agricultural-Industrial (AI) zone, the Flood Plain and Ponding Area Overlay (FP) and AQ-3 Overlay Districts. At your last meeting (April 19, 2012) the public hearing was opened and you considered the access and impacts to the adjacent farm. This is scheduled for a continuation of the public hearing. **[No further report]**.

Agenda Items:

- 1) Young’s Grove (aka Reiger) – This is an application for a 105 lot residential subdivision on a 354 acre tract in the Rural (RU) District with AQ-3 & AQ-6, Scenic Road Corridor (SR) and Flood Plain & Ponding (FP) Overlay Districts with frontage on Craigville (County Route 66) and Broadlea Roads. This was last discussed during your April 19, 2012 meeting. At that time you considered the requirements for a community water system and asked the consultants to compare the completed well testing to those requirements. This is scheduled to discuss well testing and FEIS **[Report transmitted under separate cover]**.

- 2) Metro PCS – This is an application for amended site plan and special permit for a proposed co-location on an existing telecommunications facility (lattice tower) located off Harriman Drive in the RU Zone within the AQ-6 aquifer overlay district. This is scheduled for an initial review and possibly to commence SEQRA. **[Report 83-12-017; attached]**.
- 3) 5 Sisters Properties – This is an application for a proposed 3 lot *Open Space Subdivision* on a combined 8.44 acre tract in the RU district, AQ-3 and AQ-6 overlay zones having frontage on NYS Route 207 and Greencrest Road adjacent to the Village of Goshen border. This is scheduled for an initial review and to commence SEQRA. **[Report 83-12-014; attached]**.
- 4) Taylor – This is an application for an amended site plan and special permit for a 3,168 square foot shop expansion to an existing metal building for a sheet metal fabrication business in the CO (Commercial/Office Mixed-Use) District on a 2.134-acre tract along Industrial Drive. A similar expansion (450 square foot office addition and a 1,824 square foot shop) was approved in 2008. This is scheduled to provide an initial presentation, commence SEQRA and possibly schedule a public hearing. **[Report 83-12-015; attached]**.
- 5) BMG Powersports – This is an application for site plan for a mixed use building with commercial uses and an 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 the existing farm stand and construct a new structure with site improvements including parking and utilities. This matter was last considered during your April 19, 2012 meeting. At that time, the applicant provided an initial presentation and the Board considered the visibility of the proposed structure, access and water supply. Since your last meeting the applicant has discussed the project with the NYSDOT and determined to eliminate the proposed driveway entrance along the westerly side of the site in favor of a shared driveway with the adjacent lot. In addition, the applicant has added an accessory storage building toward the rear of the proposed parking lot. This matter is listed so the Board may review the design changes, commence SEQRA and possibly set a public hearing. **[Report 83-12-016; attached]**.

Miscellaneous Items:

- 1) Woodcrest Subdivision – (aka Hratch Kaprielian) – This is an application for a proposed 2 lot *Small-Scale Development* subdivision to create two (2) lots from a 7.85 acre parcel in the RU district, and the AQ-3 and Scenic Road Corridor overlay zones having frontage on Woodcrest Lane and Farmingdale Road. During your April 19, 2012 meeting you accepted the water testing protocol subject to the modifications included in our technical report. The applicant has submitted a revised pump test plan in accordance with our request and is prepared to proceed once the precipitation totals are within the limits required by the Code (Building Inspector Halloran is reviewing precipitation data and will advise the applicant when testing may commence). **[May 8, 2012 correspondence; attached]**.
- 2) Quality Bus Service LLC – This was approved at your March 15, 2012 meeting. During our April 20, 2012 field meeting with the applicant and Superintendent Knoell the applicant requested to pave a relatively small portion of the parking lot. We believe this may proceed as a field change unless you advise differently. **[May 4, 2012 correspondence; attached]**.