

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 February 16, 2012**
DATE: February 10, 2012

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

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The following provides background and status on the matters we understand will be listed on the February 16, 2012 agenda.

Possible Extension or Abandonment:

- 1) New Horizon Subdivision – This is an application for a 8 lot subdivision on a 54.22-acre tract in the RU district and AQ6 and Stream Corridor & Reservoir Watershed Overlay Districts having frontage on Hampton and Phillipsburg Roads. This matter was last discussed during your July 21, 2011 meeting at which time you approved a six (6) month extension of the conditional preliminary approval to February 20, 2012. The applicant has submitted correspondence dated January 6, 2012 summarizing the progress since the last extension. **[No further report]**.

Agenda Items:

- 1) Woodcrest Subdivision (aka Kaprielian) – This is an application for a small-scale subdivision to create two (2) residential lots from a 7.85 acre tract with frontage on Woodcrest Lane and Farmingdale Road in the Rural (RU) District within the AQ-3 and Scenic Road Corridor overlay districts. This tract was the parent parcel for a lot line adjustment approved in 2009. This mater is listed for initial project discussions regarding the small-scale subdivision and SEQRA. **[Report 83-12-004 attached]**.
- 2) Orchard at Towner Farm, LLC – This is an application for special permit, site plan and variance to construct a commercial welding supply, propane and sodium hypochlorite distribution center in the I (Industrial) District on a 3.42 acre parcel along New York State Highway 17M and Musket Court. This matter was last discussed during your January 19, 2012 meeting at which time the public hearing was held. You may recall this project required several variances; the applicant has reviewed the project with the ZBA who we understand provided a favorable indication but is unable to make a decision until after the Planning Board concludes SEQRA. This mater is listed for SEQRA determination. **[No further report]**.

- 3) 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 January 19, 2012 meeting. At that time you considered the conditions associated with the previous negative declaration and requested we review water usage, well capacity, potential impacts and provide an opinion whether the prior condition regarding water testing is required in its current or some revised form. We have reviewed the proposed water usage with Bill Canavan and anticipate his recommendation regarding testing early next week.

- 4) Maplewood – This was originally before the Board in 2008 and the subject of litigation which was discontinued in June 2010 by settlement agreement. In September 2010 the applicant returned to the Planning Board with a scaled down project and DEIS scope which was adopted at your November 4, 2010 meeting. The DEIS was submitted on or about January 12, 2012 and we have reviewed the DEIS for completion in accordance with the adopted final scope. [**Report 83-12-005 attached**].