

Town of Wallkill

PLANNING BOARD MINUTES

May 1st, 2019

Members in Attendance: Gary Lake

D. Dulgarian, C. Najac, A. Guattery, B. Capozella, T. Hamilton

J. Keegan

Also in Attendance: Dick McGoey, MHE PC, Consulting Engineer, Gardiner Barone, PB Attorney

PLEDGE OF ALLEGIANCE

7:30 PM – MEETING OPENED

45 Ridgewood Ave 2 family SP/SUP- 45 Ridgewood Ave. (75-4-12) #20-19

CONTINUANCE OF PUBLIC HEARING

G. Lake: Motion to move the continuation of public hearing to May 15th?

B. Capozella: Motion.

G. Lake: Second?

T. Hamilton: Second.

G. Lake: All in favor?

All: Aye.

G. Lake: Opposed, none.

RSR Desulfurization Bldg. SP/SUP – 65 Ballard Road (1-1-70.232) #34-19

T. Depuy: My name is Tom Depuy, representing RSR. They want to put a small addition on the building, for their desulfurization system. The desulfurization system will be in this area here. We also have the plastic recycling area as well. We are going to adjust the piping so that the ground up plastic recycle will blow out into a trailer here. Right now, that trailer sits in a different area but we needed that room to put in the desulfurization center. Once in that trailer, the byproduct does get recycled.

G. Lake: Are you going to have any problems with Dick's comments?

T. Depuy: No. We also provided a catalog on the lighting, and plans showing how the cross walks are being repainted. I also believe Mr. McGoey was out to check the turn radius the other day. They have lines painted on the ground out there showing where trucks are to turn and whatnot.

G. Lake: Let me go through the board. Doug?

D. Dulgarian: Is this something that is going on there now?

L. Demario: We currently desulfurize, but we are modifying the process to remove sulfur from the system earlier in the process. Currently we take out sulfur out from the gas stream in our scrubber. In the new process, we're going to take it out as a liquid from the battery pulp or lead bearing materials. We're going to process it in there reactor tanks, and then send it over to the process treatment system.

D. Dulgarian: Is there any new waste being produced?

L. Demario: No new waste will be produced.

D. Dulgarian: What initiated the need for this?

L. Demario: this will make our furnace roughly 10% more efficient, and also reduce corrosion in our ducting.

D. Dulgarian: This is something you guys have done? There were no agencies requiring this?

L. Demario: No, no agencies require this.

D. Dulgarian: Okay, I'm done.

J. Keegan: Does the fire department have any issues and concerns about this?

T. Depuy: No, I see no new hazard requirements. It would not affect their processes if they were to respond to an emergency.

J. Keegan: That's all.

B. Capozella: You don't need any outside agency in any part of this process to say that you need approval for something different, correct?

T. Depuy: We will not need approval; it will be documented in our permits.

B. Capozella: Are there any different gas emissions?

T. Depuy: There is a byproduct of CO2 gas as a result of that reaction. There will be ventilation in that building, and it is no more reaction than what is already done in another part of the process. We will also be monitoring the emissions.

B. Capozella: I see that there is a tube running out of the back to transport the recyclable plastic. What is the guarantee that all of that is plastic? It does have some type of corrosion acid from the batteries that is getting in there.

T. Depuy: We test this plastic as we blow it into the trailer.

T. Mann: My name is Tom Mann, and I am assistant plant manager. Our plastic goes through a "T-Clip" process. We monitor everything and it is all regulated so that if it is still dirty, it will not leave our facility.

B. Capozella: Okay, that's it for me.

C. Najac: Are you using any new chemicals that you do not presently use for the process.

T. Depuy: No, we will be using soda ash which is what we currently use. That is the only chemical.

C. Najac: Okay, that's it Gary.

A. Guattery: Is there already something on site for the soda ash?

T. Depuy: Yes.

A. Guattery: Nothing further.

T. Hamilton: What happened to the trailers being moved across the street?

T. Depuy: They lost capital funding for that for this year. It is on the budget for the beginning of next year. We're still going to continue with the project, but we had some management changes in which things were reprioritized.

T. Hamilton: Do they have an extension?

T. Depuy: We were granted a one year extension in October.

T. Hamilton: That's all Gary.

G. Lake: Motion for neg. dec. part 3 EAF?

5/1/19
PB MINUTES

T. Hamilton: Moved.

G. Lake: Second?

C. Najac: Second.

G. Lake: All in favor?

All: Aye.

G. Lake: Opposed, none. Motion for modified site plan approval?

J. Keegan: Motion.

D. Dulgarian: Second.

G. Lake: All in favor?

All: Aye.

G. Lake: Opposed, none. Thank you.

Ford Farm Filling and Grading SP - 90 Slaughter Rd. (61-1-27.12) #24-13

T. Depuy: My name is Tom Depuy representing Ford farm. I also have Mark Ford here in case you have any questions for him. There is a large chunk of soil here at the corner of Stage Road that almost has a cliff on it. We are in front of the board to cut this material down and then process that material and combine it with horse manure to produce topsoil. Eventually, we want to use this topsoil to reestablish a paddock area over here. This has been held up by a problem that he had with an EPA. We are not going to do any work here until everything is settled with that EPA, but we do want to get this soil cut and processed to make that topsoil.

G. Lake: The EPA you are going to handle with the building department, correct?

T. Depuy: Yes, that's my understanding.

G. Lake: So all of this soil will be moved on internal roads only, correct?

T. Depuy: Yes, we have an interior road here that would connect with the processing area. It would then be stockpiled there for future use.

D. Dulgarian: This seems quite mundane. How did you end up here?

T. Depuy: There is a new clearing and grading law in the town which says that anything over an acre needs town board approval first. We had a worksession with building and Mr. McGoey and it was decided that we had to come before the board.

D. Dulgarian: Are there restrictions on this property from both the EPA and the DEC?

T. Depuy: We have settled the DEC restrictions but we still are in an ongoing process with the EPA.

M. Ford: The EPA issue that we've had here has been going on for several years. There has never been any action. This area has no real connection to the EPA.

D. Dulgarian: The only connection is that the dirt is going to end up there at some point after it is processed, correct?

M. Ford: Correct. The reason we are doing this is because I bought the house next to this and the property is just an eyesore. It's a nice piece of property but we really just want to level it out, put a fence up, and finish it. All of the material is going to our place; we just want this cleaned up.

D. Dulgarian: It makes sense why they are here and what they are going to do so I am satisfied.

J. Keegan: I have no issues.

B. Capozella: The soil erosion and runoff is all going to be taken care of and maintained on your site? No one else will be disturbed?

M. Ford: Correct. This will all be done hopefully in about 30 days or so.

C. Najac: I see no issue.

A. Guattery: How high are you taking this?

T. Depuy: The highest point is about 12 feet so we're going to level it out at that height.

A. Guattery: I'm okay with it then.

T. Hamilton: No issues.

G. Lake: Motion for Neg. Dec. part 3 EAF?

B. Capozella: Motion.

D. Dulgarian: Second.

G. Lake: All in favor?

All: Aye.

G. Lake: Opposed, none. Motion for site grading approval?

A. Guattery: Motion.

T. Hamilton: Second.

5/1/19
PB MINUTES

G. Lake: All in favor?

All: Aye.

G. Lake: Opposed, none. Thank you.

Tetz Warehouse SP/SUP –215/217 Rt. 17K (1-1-45.4) #22-19

Z. Peters: Good evening, I'm Zachary Peters and with me I have the applicant. The project is for a proposed storage warehouse building on the existing site on route 17k, right across from Stone Schoolhouse road. We were here about a month ago or so for a lot line change on the two properties here. This would be the property with the existing building and storage unit on it. We're looking to do the proposed building and then a small extension of the gravel area in order to access that. There is minimal grading - if any – and the disturbance is only about ¼ of an acre. There are no bathrooms proposed in the building.

G. Lake: We are going to have to set you up for a public hearing tonight because of the zone. Let me go through the board and then we will set the public hearing.

D. Dulgarian: Nothing.

J. Keegan: Nothing.

B. Capozella: Nothing.

C. Najac: Nothing.

A. Guattery: Nothing.

T. Hamilton: Nothing.

G. Lake: Will you have any problems with Dick's comments?

Z. Peters: No. The only thing I already pointed out was that he had mentioned sewer. Again, there will be no bathrooms in the proposed building.

G. Lake: Motion to set a public hearing for June 5th?

D. Dulgarian: Moved.

B. Capozella: Second.

G. Lake: All in favor?

All: Aye.

G. Lake: Opposed, none. Thank you.

Venda Warehouse SP/SUP – 2349 Goshen Tpk (60-1-68.13)

Joe Pfau: Good evening, my name is Joe and I am representing this project within the warehouse facility. We received a preliminary site plan approval from his board, as well as a Neg. Dec. on this project. During this time, we have been obtaining a DEC wetlands permit, which we did receive. This permit was for wetland disturbance for our proposed access drive off of Stony Ford Road. That was a request from the town and the Orange County department of Public Works. The Orange County department of Public Works also asked for some additional information about traffic. It was found that there was a need for a traffic light at the intersection of Crystal Run road and Goshen Turnpike. We also agreed to do an offsite improvements plan, which includes not only a left turn lane on to Stony Ford Road, but also turn lanes and a traffic light at the intersection of Crystal Run road and Goshen Turnpike. We've had one round of comments from the DPW and have noted on our plans that those improvements are to be done as part of our site plan approval and offsite approvals. I did just have 2 comments about Dick's comments. Other than that, it is just finalizing the design plans.

G. Lake: The only other thing I want to discuss is the water main. I understand there are a couple dead-ends in that. I spoke to Dick, and in terms of fire safety we really think those should be interconnected or looped. Let me go through the board.

D. Dulgarian: I have no issues.

J. Keegan: No issues.

B. Capozella: No issues.

C. Najac: Are we going to put signage up to tell the trucks that they need to turn on to Crystal run and not continue up Scotchtown to 211 where we haven't done anything with the traffic?

Joe: That hasn't been asked for by any of the traffic engineers or the county.

C. Najac: We need to either make sure all of the trucks turn on to Crystal Run, or make modifications at the intersection of 211 and Goshen Turnpike. If trucks continue up the hill, right now that light is really tough. One tractor trailer at 4:30 in the afternoon is going to cause a backup of traffic.

G. Lake: I would suggest that he bring that up with the county and have them look at that since he is still in discussions with them.

C. Najac: That's all for me.

A. Guattery: What kind of improvements are going to be on Stony Ford?

5/1/19
PB MINUTES

Joe: The improvements there will be the left hand turning lane coming from 211, and widening that whole area.

A. Guattery: I think squaring that road right where Stony Ford comes at your entrance (or cutting off the corner), would prevent people from trying to go around other cars and create a right turn lane that does not actually exist.

T. Hamilton: I've got nothing.

G. Lake: Motion for a conditional final.

A. Guattery: Motion.

C. Najac: Second.

G. Lake: All in favor?

All: Aye.

G. Lake: Opposed none. Thank you.

MEETING ADJOURNED.