

**TOWN OF GOSHEN**  
**ENVIRONMENTAL REVIEW BOARD**  
**February 8, 2017**

The regular meeting of the Environmental Review Board of the Town of Goshen was called to order at 6:30 p.m. on Wednesday, February 8, 2017 at Town Hall.

Present:        Neal Halloran, Building Inspector  
                  Marty Holmes  
                  Tom Burnham  
                  Cynthia Hand  
                  John Lupinski  
                  Kris Baker  
                  Carol Laskos

**New Cingular Wireless PCS, LLC (AT&T 638 Craigville) – 4-1-12:** Site plan and special permit application for a wireless telecommunications facility on 8.2 +/- acres on Craigville Road (County Route 66) in the RU District with AQ-3 and Scenic Road Corridor overlays.

The cell tower must provide for co-location and make space available for other carriers. The board was of the opinion that the tower be installed at the maximum height needed initially.

**Hillcrest Entertainment – 20-1-9:** Application for site plan and special permit for a restaurant and recreational business on 21.89 +/- acres along NYS Route 94 and Durland Road in the CO District with AQ-3 overlay.

This is a proposed billiards hall and bar. Town code does not allow for bar by themselves, but if included within a restaurant it is allowed.

The board discussed that the entrance should be moved up for safety purposes. Existing lighting fixtures should be changed and relocated.

Setbacks should be utilized. The buffer should be respected.

A berm or large plantings should be considered to mitigate noise to surrounding properties.

Dumpster pickup and deliveries should be made during off hours.

The Planning Board should check on the turning radius for truck deliveries.

If a change of use takes place, well testing and a monitoring plan will be required.

**VerHage Property**

The property owner wants to clear, grade and fill in the flood plain of the property. Mr. Baker stated there is a loophole where property owners can start clearing and grading without

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conditional final approval. The board feels that premature clearing is not acceptable in case a project fails to complete. The DEC deadlines for clearing influence developers rush to clear.

For this property it is recommended since it is in the flood plain, it should go to the Planning Board for public hearing. It is also very close to the maximum clearing for the building inspector to approve himself.

The building inspector suggested a survey with markings and temporary fencing around areas not to be cleared. Also suggested is a map with the easements shown on them.

**Town of Goshen Town-wide Traffic Analysis**

Due to Amy's Kitchen and Legoland, as well as several new developments, the town is looking at a traffic analysis. The building inspector would like to get the traffic consultants in to talk about what can be done. Many intersections are failing. The study introduces some intersection improvements.

A question that came up is can the Town force developers to pay for improvements or get them to contribute in some way as well as what improvements can be made. All future development should refer to the analysis.

**Adjournment**

The meeting was adjourned at 7:32 p.m.

Respectfully submitted by Tanya McPhee