

TOWN OF GOSHEN
ENVIRONMENTAL REVIEW BOARD
February 10, 2016

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 10, 2016 at Town Hall.

Present: Neal Halloran, Building Inspector
 Marty Holmes
 Carol Laskos
 Diane Lupinski
 Cynthia Hand
 Dave Gawronski
 Kris Baker

Chaffee Pools – 11-1-120.21 2.49 +/- acres located on Route 17M in the CO district for business with apartment.

The ERB reviewed an application for construction of a pool business facility with accessory apartment. The applicant has a unique lot that is structured with two front yards. The Town's setback requirements create a very small buildable area so the applicant needs a variance for a building lot.

The ERB made the following observations and recommendations:

There is concern regarding the storage of chemicals and chlorine on the site. Pollution due to spills or leaks are concerning. The applicant provided for how the chemicals will be stored and protected with secondary protection.

The visual impacts were discussed. Carol Lupinski asked what kind of sign is proposed for the project. No internally lit signs are allowed per Town Code. She also inquired whether the existing billboard on the property would remain. At this time the billboard is going to be removed.

Another visual impact discussed was blocking sight of the Quonset hut with trees. If the Quonset hut could be created to look more like a barn structure rather than steel and in earth-toned colors, that would be preferred. The aesthetics of the proposed building's rendering in pool blue was determined to be too loud. The Board is recommending earth or slate gray tones or perhaps changing the roof color. If solar was to be considered in the future, it should match the roof color.

Trees lining the street were also discussed with regard to landscaping as well as overhead power line concerns. Slow-growing trees should be planted.

The dumpsters and bins proposed on the site were also discussed. The size, color, material and concealment of said bins are topics to be addressed. It is recommended that the dumpster location should be enclosed, preferably with stone that is faced on the outside to look decorative.

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Also discussed was the probability of an old stone wall in the tree line near the bill board on the property. If such a wall exists, it should be cleaned up and preserved.

The applicant should study the diversion swale's impact to the tree line.

The Board suggested that 13 parking spaces seemed extreme. It was discussed that the number should be reduced to decrease the impervious surface.

The Board finally suggested that nothing should be displayed in the front of the site. A question remains about a flower and/or water display on the site.

Presentation by a local geologist/archeologist from the Center for the Investigation and Native Quarries (CINAQ).

A presentation was giving discussing the non-profit's hopes of buying a lot off of Houston Road in the Town for furthering its pursuits.

Orchard and Towner Farm, LLC 12-1-103 -- 3.42 +/- acres located on Musket Court and State Route 17M in the I zone.

The ERB reviewed plans for a propane and fuel business requesting variances to install a new tank on the site and installation within the setback. Also a prior variance required maintenance of a berm. The applicant has since removed the berm from the property. They would like the forgiveness from the berm requirements due to difficult site distance issues onto Route 17M.

The ERB made the following observations and recommendations:

The Board members discussed driving past the property to get a better idea of how it looks currently. Neal Halloran stated that the current property owners are maintaining the property nicely and it is not ugly looking.

The Board decided to revisit this application at the next meeting of the ERB.

7 Durland Rd, LLC 20-1-26.23 - +/- .5 acres located on 7 Durland Rd in the RU, AQ3 overlay district. The applicant wishes to convert a single-family dwelling into a two-family dwelling. They are requesting an area variance from 97-19 B & C and 97-36 A.

The ERB made the following observations and recommendations:

The lot size is substandard for a two-family dwelling. The Board discussed whether or not the leech field could support increased volume.

The lot is a very busy corner, so driveway accessibility was discussed.

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Adjournment

The meeting was adjourned at 8:45 p.m.

March Meeting – The next meeting of the ERB will be held March 9, 2016.

Respectfully submitted by Tanya McPhee