

TOWN OF GOSHEN
ENVIRONMENTAL REVIEW BOARD
March 9, 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, March 9, 2016 at Town Hall.

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

Orange County Fellowship Church – Tax Map 11-1-100.2

The ERB reviewed site plan and special permit application for a religious use on 7.12 +/- acres on Duck Cedar and Old Chester Roads in the RU District with AQ-6, Floodplain & Ponding Area, Stream Corridor and Water Supply Watershed and Scenic Road Corridor Overlay Districts.

The ERB made the following observations and recommendations:

One of the major concerns discussed was the pedestrian traffic on Heritage Trail. The peak usage for pedestrians coincides with the peak vehicular traffic time crossing over Heritage Trail on Duck Cedar Road. Board members felt the traffic study focused on the vehicular traffic, yet failed to adequately address the pedestrian traffic in the area. It was noted that as a pedestrian on the trail, it is very difficult to see approaching cars making the turn from 17M. It was also questioned whether the traffic study considered nearby projects already underway.

The Board discussed the possibility of requiring signage like that used on the South Street trail crossing in the village. The suggestion of considering electronic and/or flashing signage was made. Another suggestion was made that the applicant be required to expand Duck Cedar Road on their side to allow for better traffic flow, safety and sight distance. Also discussed was the possibility of having two entrance and exit points and requiring traffic flow in a one-way direction. Signage for no-parking along Rt. 17 M and other roads surrounding the site were also discussed.

A second major concern discussed is the environmental impact of this project. A question was raised if the storm retention ponds were considered in the impervious coverage totals on the site as they should be. The applicant is requesting 40 percent lot coverage of impervious surface where 10 percent is allowed. This is substantial. Suggestions for mitigation were requiring the applicant to use porous paving in the lots and/or different kinds of stone paving that does not retain heat. The Otterkill is presently a threatened stream because of temperature due to water runoff. Plowed snow and storage of such was also questioned. It cannot be put in the Otterkill. It was questioned whether or not the applicant should be allowed to do a storm water retention

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pond in the stream corridor overlay and also in the flood plain. Can the well location be allowed in the flood plain if used for the community?

It was discussed the thermal impacts of summer runoff and the impact to the stream corridor. It was mentioned that stone holds pockets of air that are cooler than pavement. The Board also discussed alternative to salt use in the winter time, such as peanut oil, beet juice and sand.

Visual impact of 200 plus cars should also be considered for the neighborhood. The engineer should superimpose drawings on the pictures of the building and parking lots. Parking lot lighting should also be part of the visual analysis. Also included in the visual analysis should be consideration for designing the building in natural colors that blend in with a rural setting.

RVH Mulch Supply, LLC – 12-1-17.2: Application for site plan approval for mulch processing facility on Hartley Road and NYS Route 17M in the HC & I Districts with AQ-3/AQ-6 overlays.

The applicant wants to chip and dye mulch for wholesale. They intend to continue using the existing driveway on 17M. NYSDOT does not accept the fact that it is a pre-existing, non-conforming driveway because it is a change in use. In their opinion, it needs to go back to them to get approval. The suggestion is to move the driveway to Hartley Road. Amy's Kitchen will be doing nearby intersection work near the driveway

The ERB made the following observations and recommendations:

There is concern of contamination in the dying of the mulch. It was questioned where the wood was coming from and that the applicant had previously had trouble in New Jersey for illegal dying practices. Concerns were raised about solid waste, compost piles and insects. Contamination of the water supply is a concern, as well as the soil. It was discussed that the area of solid waste is already maxed out in this area.

The Board stated that it would be impossible to police this project after the fact and more information was needed about just what dying practices were proposed. It was questioned who does the grinding of the wood and the noise any grinding would create.

It was suggested that grinding be performed indoors to mitigate noise and dust. It was questioned which well the applicant would use. The DEC should approve the capping of any wells and testing wells. The runoff of water should be caught and treated.

The Planning Board will look at the traffic and driveway issues. Gating the property was also suggested.

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

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Adjournment

The meeting was adjourned at 8:15 p.m.

April Meeting – The next meeting of the ERB will be held April 13, 2016.

Respectfully submitted by Tanya McPhee