

**TOWN OF GOSHEN**  
**ENVIRONMENTAL REVIEW BOARD**  
**April 13, 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:

Three of the major concerns discussed were storm water runoff, traffic impact and visual impacts.

In regards to storm water runoff, it was suggested that verification be given by the applicant as far as how they are computing their impervious coverage numbers. It was asked if it was okay to put retention ponds in the river corridor and flood plain. The retention ponds should be part of the impervious surface calculation.

It was also suggested that if the ponds can be made so as to drain, it would be ideal because it prevents the heating of the water that flows to the Otterkill. The Otterkill has already been identified as having thermal issues. The Board suggests asking for different options for retention ponds.

Also questioned was whether community wells can be in the flood plain.

The second major area of concern discussed was traffic. The applicant has stated that they expect between 400-600 people on a Sunday morning. This coincides with peak pedestrian traffic on Heritage Trail.

Suggestions that were made to mitigate traffic consequences were the installation of speed humps horizontally on Duck Farm Road near the Heritage Trail, having the traffic flow one-way out from Duck Farm onto Route 17M, clear the vegetation near the crossing to enable better site distances for both motorists and pedestrians, and install flashing lights to alert motorists to the trail. Also discussed as possible traffic mitigation were installing a traffic calming circle or mini

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round-about to slow down traffic turning into Duck Farm Road. Another suggestion was to have the applicant provide a bond for later road improvements.

The Board also questioned on View I there seems to be a shadow building there. Is that Phase II? It ought to be filled out because it does come out significantly. The applicant should clarify the drawings. View II also shows a shadow building.

**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:

The applicant has decided to make only a second-story apartment, thereby negating the need for a variance for the accessory apartment. A second-floor accessory apartment is allowed within the code.

The suggestion of containment of the diesel storage was brought up. It should be placed on a concrete pad above ground.

The Board is also looking for a definition of exactly what type of Quonset hut the applicant is planning to use. A description of what kind and design should be provided.

The applicant should take measures to hide the block storage used to contain mulch and gravel. It should be attractive because the setback intent was to keep the property visually appealing to the surrounding area. It was noted that this parcel is the gateway to the community.

**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 on the site.

The ERB made the following observations and recommendations:

The major areas of concern discussed by the Board were the distance of the mulch piles from the landfill borders, the maximum solid waste capacity of the Town of Goshen, concrete pads should

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be used for dying mulch, all manufacturing and grinding should be done indoors to mitigate noise and dust, whether there would be any leachate from untreated wood, and all wells proposed for use should be subjected to a Part 5 well test. The test results of the wells should be provided.

The Board expressed concern that the applicant, Perfect Cut, had already had numerous issues in both New Jersey and Rockland County, New York in which they were forced to close their operations by those municipalities. The Town of Goshen should be very careful in allowing this to come into the town.

Questions were raised about the solid waste, contamination of the land and the quality of the wells. If there is to be composting on the site, it must follow DEC regulations. It was questioned where the wood was being brought in from. This could potentially cause problems if it is contaminated or infested with insects.

Lou Adamis explained that if liquid dye is being used, 80 to 90 gallons a minute is used. A manufacturer in Boston, Massachusetts has at least 6 ponds for all that water to go into. The beds of the ponds have wood chip in them that acts as a filtration system to go down. That is how much water will be used.

It was finally suggested that the Planning Board have an attorney-client session at the next meeting.

**Proposal for Harriman Drive**

The Board discussed a proposed project on Harriman Drive for 170 single-family houses, 350 condominium units and a 100,000 square foot commercial space. The project does not currently comply with zoning code. In order to move forward, the Town Board would have to change the zoning.

**Adjournment**

The meeting was adjourned at 8:30 p.m.

**May Meeting** – The next meeting of the ERB will be held May 11, 2016.

Respectfully submitted by Tanya McPhee