

TOWN OF GOSHEN
ENVIRONMENTAL REVIEW BOARD
May 25, 2016

A special meeting of the Environmental Review Board of the Town of Goshen was called to order at 6:30 p.m. on Wednesday, May 25, 2016 at Town Hall.

Present: Marty Holmes
Carol Laskos
Diane Lupinski
Cynthia Hand
Tom Burnham
Lou Adamis

Amy's Kitchen, Inc. 12-1-1.222,1.41,19.2,23.2,24.2, and 10-1-11.2: Site plan, special permit and subdivision for a manufacturing and conference center on 395 +/- acres (total holdings) NYS Route 17M, Echo Lake Road and Owens Road in the CO, RU and I Districts with AQ-3/AQ-6 Floodplain & Ponding Area, Stream Corridor and Water Supply Watershed and Scenic Road Corridor overlays.

The Environmental Review Board met to discuss the DEIS for the above-named project. The following observations and recommendations were made:

GEOLOGY AND SOILS

- It was requested that the applicant provide clarity regarding the Science of the Soul parking area that is described as gravel and grass. How much of the area will be pervious versus impervious? Concern exists with this parking lot due to drainage issues. How much will be gravel and how much will be grass.
- The applicant should provide an answer regarding how water will be managed with regard to the circular dome/tent-like structure. Is there a gutter system? Will there be drainage ditches?
- The ERB felt the section regarding the Science of the Soul holding tanks was vague. More information should be provided regarding contractors trucking water out of the holding tanks.
- It was requested that the applicant discuss fire suppression in the grass parking areas. If the grass was very dry with many cars parked on it, what would be the plan if the grass caught fire? How would it be handled?

TOPOGRAPHY

- There is concern about the moving of cut and fill to and from the Amy's property and the Science of the Soul property. It was stated that if the soil comes from the VerHage

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property, because it was once a landfill, to the Echo Lake property, the soil needs to be evaluated in some manner. This should be addressed further.

SURFACE WATERS AND VEGETATION/WILDLIFE

- Verification should be provided regarding the documentation proving that the wetlands on the Echo Lake Property are in fact non-jurisdictional. Questions also arose regarding the moving of the creek.
- Repeatedly the ERB stressed that the maps provided by the applicant were very difficult to follow. Marking and orientation were near impossible on some of them. There was no perspective on the maps. This should be rectified so that the public can also follow along the maps.
- Echo Lake was not even identified on one map. Please label the maps appropriately.
- Documentation should be presented regarding the three open mineral soil wetlands proving that they are in fact non-jurisdictional.
- The methodology used to come up with the conclusion that an endangered species is not likely to occur on the site is requested. More clarity should be provided on how the conclusion was made.
- Clarification should be provided regarding the 160-acre preservation of land. Will it be a permanent buffer? Is it only preserved for now or forever? Is it open space and intended to be deeded?

GROUND WATER SUPPLY

- Confirmation should be provided that the City of Middletown is supplying water and taking back the waste water.
- Clarify whether any ground water is going to be used on the site for other purposes such as a sprinkler system. If so, the applicant should come up with a testing and monitoring plan.
- There is concern that the eight-inch pipeline is going to be big enough to pump water over the distance required from Middletown to the site.
- Clarification should be made regarding the discrepancy between water demand versus return. There is no consistency with the DEIS document regarding the numbers used. It

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was mentioned at 300,000, 375,000 and 382,000 gallons in various areas of the document. What is the actual number?

- Clarification should be provided regarding the independent contractors and tankers of water.
- Questions arose regarding what are the bio retention tanks. What does it consist of? The applicant should provide a description of the tanks. Are they closed or open?
- Further study should be made of the Heritage Trail. The applicant described the trail as undeveloped in that area. How was that conclusion made?

TRAFFIC

- There is still much concern about the turning lanes off of Rt. 17M and the proposed traffic light. Tractor trailers attempting to turn into the site will back up traffic on Rt. 17M. A thorough traffic control plan should be presented.
- It was noted in the event of a catastrophe Rt. 17M would not be able to handle the traffic volume to evacuate the sites. True response times of emergency responders should be provided. It was noted that the provided time is not likely correct and would be much longer than stated.

NOISE

- For clarity, the applicant should provide more points of reference in the noise level section.

UTILITIES/SOLID WASTE DISPOSAL

- The applicant should provide clarification regarding distribution lines versus transmission lines. It was noted that there is a difference and that it was not likely the site would have transmission lines, requiring a substation, versus having distribution lines. Please clarify.
- Amy's and Science of the Soul should have separately metered utility services. The religious institution gets the best rate versus a business rate. Amy's should not be permitted to meter under Science of the Soul's utility rates.

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- It was asked if Amy's was also considering installing solar panels and whether NYSERDA had been consulted.
- Clarification should be provided regarding the clinic. It is stated in the documents for one doctor up to 10. Please clarify when and why so many doctors would be needed. Please also provide the hours of the clinic.

ATTACHMENTS

Provided with these minutes are attachments of comments and recommendations made individually by the ERB members. Due to the voluminous nature of the DEIS document and time constraints, members were assigned sections of the document to comment upon.

Adjournment

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

Respectfully submitted by Tanya McPhee