

TOWN OF GOSHEN
ENVIRONMENTAL REVIEW BOARD
August 12, 2015

The regular meeting of the Environmental Review Board of the Town of Goshen was called to order at 6:30 p.m. on Wednesday, August 12, 2015 at Town Hall.

Present: Neal Halloran, Building Inspector
 Lou Adamis
 Melissa Gallo
 Cindy Hand
 Diane Lupinski
 Chris Baker
 Thomas Burnham

Estates at Rolling Ridge, LLC – Tax Map 12-1-70.211

The ERB reviewed plans for a proposed residential subdivision for 16 single-family units on 67.8 +/- acres on Maple Avenue (County Route 31) in the RU & HC Districts with AQ-3/AQ-6 overlays. Neal Halloran stated a site visit was planned for the following day.

The ERB made the following observations and recommendations:

- Determine what land on the site has the greatest conservation value.
- Consider the wetlands on the site.
- Determine buildable area below ridge line.
- Explore road access including emergency access and plowing considerations.
- Examine site distance coming out of the existing driveway toward Gibson Road.
- Consider access point for a landlocked adjacent parcel.
- Investigate if there are any endangered species concerns.

Amy's Kitchen, Inc. – Tax Map 12-1-1.222, 1.41, 19.2, 23.2, 24.2 and 10-1-11.2

The ERB reviewed the final scope for a site, special permit and subdivision for a manufacturing and conference center on 395 +/- acres on NYS Route 17M, Echo Lake Road and Owens Road in the CO, RU and I Districts with AQ-3/AQ-6 Floodplain & Ponding Areas, Stream Corridor and Water Supply Watershed and Scenic Road Corridor Overlays.

The ERB made the following observations and recommendations:

- Concern was raised about the impact of the proposed use of the conference center and frequency of use.
- Recommend that it is represented exactly who owns each part of the project so that due research can take place on each company.
- Study the impact of 52 meetings a year of 200 to 400 people.
- Consider traffic impact and intensity.
- Question the use of the conference center.

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- Discuss the construction of the bridge to 17M and access to the site.
- Consider the tax implications.

Sign/Billboard Presentation by Melissa Gallo

The Town Board of Goshen is actively changing its zoning code. The Town does not recognize billboards at all at this point of time. No internally lit signs are allowed, including LED and gas station signs showing pricing.

The ERB discussed the question of what makes sense for signs from a business perspective and is there a value to signs.

ERB Board member Melissa Gallo works for a billboard company and made a presentation to the Board.

- Consideration of speed limit to letter copy size.
- Direct customers to the town and town businesses.
- Lit signs make sense in winter months.
- Mutual benefit between communities.
- Digital signs accommodate more business, the copy is green, can be used for Amber Alerts and Town updates.

The ERB members discussed the following considerations:

- Hazard and distractions.
- Advertising a business not located on the property of the sign.
- Limiting advertising to Town businesses exclusively.
- Maximum number on any given property.

The ERB Board will revisit a sign discussion at the next meeting.

Adjournment

The meeting was adjourned at 8:25 p.m.

September Meeting – The next meeting of the ERB will be held September 9, 2015.

Respectfully submitted by Tanya McPhee