

TOWN OF GOSHEN
ENVIRONMENTAL REVIEW BOARD
September 9, 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, September 9, 2015 at Town Hall.

Present: Neal Halloran, Building Inspector
 Lou Adamis
 Melissa Gallo
 Carol Laskos
 Diane Lupinski
 Kris Baker
 Thomas Burnham

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 applicant is appealing an interpretation of the Building Inspector that they must comply with the requirements set by the small scale subdivision that does not allow any more than 10 percent impervious coverage where the project calls for more than 30 percent and that they must comply with the location and size of the building. The applicant will be going before the ZBA.

The ERB made the following observations and recommendations:

- Determine if religious uses are commercial.
- Consider the parking issues already created on the site.
- Determine the building capacity ratio to parking spaces needed.
- Explore road access issues on Duck Cedar Road.

Timber Trails – Tax Map 2-1-20.4

The ERB reviewed a site plan application to convert part of an existing barn to a residence on 55.4 +/- acres on NYS Route 207 and Everett Road in the RU District with AQ-6 overlay.

The ERB had no recommendations at this time.

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

The ERB reviewed plans for a proposed residential subdivision originally for 16 single-family units but now showing 21 single-family units on 67.8 +/- acres on Maple Avenue (County Route 31) in the RU & HC Districts with AQ-3/AQ-6 overlays.

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The ERB made the following observations and recommendations:

- The length of the cul-de-sac on the proposed plan was considered too long in length.
- The circle of the cul-de-sac was considered too small for emergency vehicle turn around.
- Explore a second egress to address emergency access.
- Plowing considerations need to be addressed.
- Consider access point for a landlocked adjacent parcel.
- Determine bus stops that will service the development in the future given the length of the proposed road.
- Discuss storm water management ponds and drainage issues.
- Lighting considerations should be reviewed.
- Consider wildlife and archeological factors.

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 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 application is still in DEIS.

The ERB made the following observations and recommendations:

- A discussion was held about who permits the proposed bridge.
- The SEQRA process was discussed.
- Consider what alteration of the stream may happen because of the proposed bridge.
- A flood plain permit may be needed.

Adjournment

The meeting was adjourned at 7:51 p.m.

October Meeting – The next meeting of the ERB will be held October 14, 2015.

Respectfully submitted by Tanya McPhee