

**TOWN OF GOSHEN**  
**ENVIRONMENTAL REVIEW BOARD**  
**October 14, 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, October 14, 2015 at Town Hall.

Present:        Neal Halloran, Building Inspector  
                  Lou Adamis  
                  Carol Laskos  
                  Diane Lupinski  
                  Thomas Burnham

**Al Turi Landfill, Inc. – 12-1-17.1 & 17.2**

The ERB reviewed an application for lot line modification on Hartley Road and NYS Route 17A in the I District with AQ-3/AQ-6 overlays.

The applicant wants to take off a part of the existing landfill lot and make a new lot that is going to be roughly 23 acres available for commercial use.

The ERB made the following observations and recommendations:

- Determine the exact boundaries of the landfill.
- Consider what kind of business would want to be adjacent to a landfill.
- Concern with the future ownership and use of the landfill parcel after sale of the usable land.
- Consider a bond attached to the sale of the usable parcel for protection for future leachate cleanup.
- There should be an access added to the new parcel.
- Consider a connection from the saleable lot to the landfill lot.
- Concern that the pond to be drained is actually on both lots.
- Explore the intended new septic system's proximity to the landfill.

**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.

The ERB made the following observations and recommendations:

- Discussed eliminating a house and create a recreation space that can also be used as a snow removal storage area in the wintertime.
- Alternatively, the road and cul-de-sac width need to be doubled.
- Discussed in length the technicalities of how a fire would block off the entire development.

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- The recent fire at the Northgate community was discussed and what a nightmare it was with only one way in and out of the development. Residents were stuck for a long period of time.
- The safety issue of only one way in and out is a major concern.
- Lou Adamis stated in a major fire one could expect 11 to 12 trucks plus accessory ambulance and police vehicles.
- There is concern that there are so many wells that are too close to the roadway and the impact of the chlorides.
- Concern there may not be enough water to support so many wells so close to together.
- The maps should show theoretical storm water ponds.
- No community benefit to conservation easement other than aesthetic.

**OCP LIMITED d/b/a Verizon Vcon – Tax map # 12-1-113 , HC, RU AQ6XXX**

The ERB reviewed a telecommunications tower on 17M at the old Hudson Valley Nursery site.

The ERB made the following observations and recommendations:

- The aesthetics of another cell tower were discussed.
- The ERB recommended to co-locate as a first option.
- Alternative locations should be explored.
- Determine coverage benefits versus pole height for the least visual impact.
- General radiation concerns were discussed.

**Adjournment**

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

**November Meeting** – The next meeting of the ERB will be held November 11, 2015.

Respectfully submitted by Tanya McPhee