

DRAFT - UNAPPROVED

**ENVIRONMENTAL REVIEW BOARD
MINUTES OF THE MEETING
September 14, 2005**

MEMBERS PRESENT

Norman Stein, MD - Chairman
Phil Dropkin,
Frank Gillis
Wallace Gantter
David Gawronski

ALSO PRESENT

Neal Halloran, Building Inspector

ABSENT

Susan Cleaver

I. CALL TO ORDER

The regular meeting of the Town of Goshen Environmental Review Board was called to order at 6:30 pm on Wednesday, September 14, 2005. At last month's meeting, it was agreed to rotate the duties of Chairman. Dr. Stein will act as Chair for this meeting. Mr. Dropkin announced that he has taken on the duties of Chairman of the ZBA. He has been advised that he can still continue to attend the ERB meetings, but will not have a vote.

II. MINUTES

The minutes of the August 10, 2005 meeting were approved as submitted upon motion made by Mr. Dropkin, seconded by Mr. Gantter.

III. TOPICS

Traditional Neighborhood Developments TND's - Mr. Halloran announced that there will be a training meeting on September 26 at 7pm to explain the concept behind TND's. Mr. Russell will be present to provide input on the guidelines that have been established. Mr. Halloran emphasized that these are just guidelines and there is some question as to how to enforce them.

The Planning Board feels that the Maplewood project may not fit these guidelines. Dr. Stein reviewed the guidelines and noted that it seems we are trying to re-create small street corners as in the Bronx. Is this what we really want? Will these actually become law? Mr. Halloran explained that the intent of the training meeting is to come up with criteria that will define TND's. He noted that Prospect Hill appears to meet many of the criteria, i.e., there is a center, it is walkable. However, it is missing the commercial aspect. The developer felt that this development could not sustain a commercial area. However, A commercial area in Maplewood could serve other communities, i.e, Hambletonian Park and Craigville Park. They would be serving a larger area and therefore, might be able to support a small commercial establishment, i.e, deli or convenience store. Mr. Halloran stated that the intent is to try to move away from car usage.

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Dr. Stein noted that this is not the lifestyle in the area. There has to be more than proximity to encourage walking/biking. Mr. Dropkin stated that there has to be some type of incentive for the developers to build this type of commercial entity. The marketplace needs to work. Mr. Halloran also noted that a childcare facility was also mentioned to fulfill the commercial requirement.

Dr. Stein also noted that he feels the alleys behind the buildings could become a security problem. Mr. Halloran noted that the idea is to move the houses forward with the parking in the rear. Mr. Gantter asked if there are any examples of successful TND's. Mr. Halloran replied that there is a new project of this nature in Warwick and the developers seem to be very much in favor of it.

Land Subdivision Law

The members will review the law and submit any comments to Mr. Halloran.

IV. ITEMS BEFORE THE PLANNING BOARD

Hendler, - 10-1-51.2 & 52.3 & 52.4 - 91.1 acres located on 6 1/2 Station Road and Cheechunk Road, in an RU& CO zone with an AQ6 and scenic road overlay, for a Planned Adult Community and 8-lot residential subdivision.

The Scoping document was reviewed. Mr. Dropkin explained that this document precedes the DEIS and acts as a foundation. The ERB needs to ascertain what is not addressed in the Scoping Document that they feel should be covered in the DEIS. This particular document is set forth in outline form. The members feel there should be some type of short narrative with each topic. The format presented is too vague. The board will have more to actually comment on if the applicant explains what they mean by some of these broad statements with some type of narrative.

Mr. Dropkin noted that we have asked for a sound barrier of some type. The applicant also needs to state how they will accommodate movement other than vehicular on the steep slopes. What will the impact be on the Audubon Sanctuary? There are also some landscaping issues, as this will be highly visible from Route 17. The ERB advises the PB that they should request that the applicant review alternative energy sources, i.e., geothermal heating and cooling, solar panels, heat pumps. Dr. Stein noted that the steepness of the slopes will cause runoff problems and how will they affect the bird sanctuary. The ERB expects that there will be appropriate technical appendices to support the narrative portion.

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"The Alamo" - 22-1-150.31 - .92+ acres, an addition to existing health care facility located on Pulaski Hwy in the AI zone with and AQ3 overlay

Mr. Halloran explained that the major concern for this addition was that they show the current parking and roadway over the septic system. However, it is existing and there is no record of problems. The applicant will need to show that they could move it elsewhere on the property if there is a failure.

Mr. Dropkin asked if the parking in front already exists. Yes it does. Is there any signage? There is a small sign by the road. There are no lighting issues as it is not used at night. There are no further comments at this time.

Persoon - 17-1-4 & 36, 67.50 acres located on Maple Avenue, Winners Circle and Breezeway Lane in the RU Zone with an AQ3 & scenic Overlays.

Mr. Halloran explained that the applicant has made some changes to this project. Instead of one access road there could be five driveways, but the applicant is going to drop back to three. There will be two shared driveways. The duplexes originally proposed have been changed to five single-family homes. The Town does still anticipate the possibility of receiving the parkland on the west side of Maple Ave..

Dickerson - 13-1-69 - 92.90 acres, 2 lot subdivision located on Dunmore Lane in the RU zone with an AQ3, AQ6 and scenic road corridor overlay.

Mr. Halloran noted that the PB is addressing the issue of segmentation on this project. The ERB has no comments at this time.

Goshen Properties 13-1-34.1 & 39.1 - 39.7 acres, 14 lot subdivision located on Houston Road and Route 17A, located in the RU zone, with an AQ3, 2 scenic road, and stream corridor overlays.

Mr. Halloran noted that there are several other projects in this area. This particular project does have control of the railroad bed, which passes through, although the County has a water/sewer easement. The PB is concerned that this project has a higher density than the other projects. There are steep slopes and wetlands. The applicant is giving a r.o.w. for a possible trail off of Houston.

Mr. Gawronski explained that he had asked the applicant to consider developing and stabilizing this portion of the railroad bed for trail use along with A&L Acres. There seem to be some problems with this. He feels that there is an opportunity here now to start to pull this together. Mr. Dropkin noted that the PB should at least require the developer to set aside the space for the trail.

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A & L Acres 13-1-34.2 - 217.8 acres, 49 lot subdivision located on Houston Road in the RU Zone with an AQ3 & 2 scenic road and 1 stream corridor overlay.

Mr. Halloran explained that they have shown full build out for both sides of the road, but they only intend to do the portion on the left side of 17A as the other side is quite steep. There also could be an alternative access through other developments that are being proposed around this one. The major issue with this and the previous project is the amount of development in this particular area and the impact of all of them on traffic, runoff and water. Mr. Gawronski noted that the Town has done a good job with the Master Plan, but there is now an unprecedented amount of growth in this one area. Dr. Stein noted that this has been an ongoing issue. We have reviewed all the projects individually, but we need to look at the global impact. All of the projects need to be reviewed together. How can this be accomplished? Mr. Gillis pointed out that most the data from past studies is no longer feasible, because they did not review the total picture.

Mr. Halloran pointed out that in order for the Town to consider a possible moratorium, the reasons would have to be documented and the Town has already done numerous studies. There is a meeting scheduled with the NYS DOT for October to go over the impacts to Route 17A, so that they can review each project request in light of the other projects. He also noted that the school district is also aware of the number of possible homes coming in with these projects. It is possible that the school population will approximately double in size.

Mr. Gantter proposed that the applicants do an "origin-destination study" in order to become aware of long distance problems. This would trace a vehicle from home to their actual destination, i.e., work or shopping to look at impacts on the routes they would take. Mr. Gawronski noted that the cumulative effect on water use is of major importance. Mr. Halloran noted that each project has to follow the water protocols and some of the projects are starting to drop their numbers because they are not finding the water they expected. He noted that our water criteria is acting as a sort of safety net.

Kerr & Wendland 72.6 acres, located on Hartley Rd in a CO zone with an AQ6 and stream & reservoir overlay. 2 lot subdivision & special use permit for light industry building

Mr. Halloran reported that the applicant proposes to construct a commercial building to assemble race car bodies. The flood plain and wetland issues are being addressed. Mr. Gawronski noted that Wholesale Storage is going in next to this project and although this is zoned commercial, it was a rural area.

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He suggested that the building style be consistent with this rural atmosphere. The buildings could have a more rural feel with the addition of a cupola and use of appropriate colors. The PB has asked for a more robust landscaping plan.

The ERB recommends that the PB request the following from the applicant:

- 1) The building to have a more rural theme - earthtone colors and possible addition of a cupola.
- 2) Downward directed lighting if needed.
- 3) Increase in landscaping to include double row of evergreens for effective screening.

Battiato - 18-1-13 - 8.8 acres, located on Arcadia Rd in a RU zone with an AQ3 overlay.

The ERB has no comment at this time.

Fidanza - 17-1-5.21 & 5.23 - 46 acres located on NYS RTE 17A and Houston Rd in the RU zone with a scenic road corridor and AQ3 overlay.

Mr. Halloran reported that the Conservation Analysis has been completed, but there is no sketch plan at this time. Mr. Gawronski noted that there is an intermittent stream on the property that needs to be conserved. Mr. Halloran stated that there is also a self-contained pond on the site. The applicant also may be able to obtain access across the rear of the property and then connect to the other projects in the area, so they may not have to use Route 17A. There is also a cemetery on the adjacent property, so the cemetery law will have to be reviewed.

The ERB has no further comment at this time.

JPH Project Management Limited - 13-1-84.1 - 41 acres, located on Peachtree Lane in a RU zone with an AQ6, AQ3, and scenic road corridor overlay.

Mr. Halloran explained that this project is across from BOCES. Peachtree Lane would be the most likely through road rather than to have two cul de sacs. The Makuen project is adjacent. This property is quite forested and has a ravine and wetlands that the applicant plans to save. Residents on Peachtree Lane will most likely be impacted.

The ERB has no comment at this time.

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Wholesale Storage – 12-1-18, 5 acres, located on Hartley Rd., in a CO zone with an AQ6 overlay

Mr. Halloran reported that the applicant has removed the grinder portion of the plan from the application.

In order to fit in with the Kerr & Wendland project, the ERB recommends that the following items are requested from the applicant:

- 1) The building to have a more rural theme - earthtone colors and possible addition of a cupola.
- 2) Downward directed lighting if needed.
- 3) Increase in landscaping to include double row of evergreens for effective screening.

Cimino 11-1-48.22 Old Chester and Duck Farm Rd. 2-lot small scale subdivision.

Mr. Halloran stated that there is a stream on the property that is significant for drainage for the area. Mr. Gawronski noted that one of the neighboring homes reported significant storm water runoff during a large storm. This applicant should be made aware of this issue and possibly do a flood analysis study.

Mr. Gawronski asked if further subdivision would be allowed. Mr. Halloran responded that they would have to show adequate water for any further subdivision. Dr. Stein suggested that the applicant consider setbacks based on the slopes in the area rather than linear feet.

Schonfeld subdivision – 11-1-27.2 & 96 47.9 acres, located on 17M in the RU zone with an AQ3 & scenic road corridor overlay.

The members all agree that this is an unimaginative lay out. Mr. Halloran noted that they were restricted by the fact there is no r.o.w. to Virginia Lane and they were trying to avoid a cul de sac. Mr. Gawronski noted that it would be quite visible from Route 17 and therefore larger trees need to be planted. The colors used on the homes and style of architecture will also have to be considered. Lighting will have to be reviewed also. Mr. Halloran suggested that they may have to consider "backyard" trees in order to break the monotony.

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The ERB recommends that the applicant review the above suggestions and provide a more attractive and imaginative layout.

Adjournment: The meeting adjourned at 8:35 pm upon motion made by Mr. Gawronski, seconded by Mr. Gantter.

Norman Stein, MD
Chairman

Notes Prepared by Linda P. Doolittle