

April 28, 2020

Village of Goshen Planning Board
276 Main Street
Goshen, NY 10924

Ref: Southside Commerce Center
Village of Goshen: 121-1-1.32
Town of Goshen: 13-1-5.11

Dear Planning Board Members,

Attached please find revised site plan sets in accordance with Site Plan comments outlined in John O'Rourke's review dated February 21, 2020. Below find a comment by comment response.

General Plan Comments

- 1. Based on the SEQRA analysis that was provided, the applicant is subject to tree clearing restrictions limiting all mature tree clearing to between November 1 and March 31. The applicant's cover letter requests that the applicant be able to clear trees on the property before this window closes next month. While we defer to the Village attorney as to whether any clearing can be permitted on a site before the application has signed site plans, NYSDEC and Village regulations do not allow "site disturbance" without an approved SWPPP and filed NOI so the Village can ensure erosion control and compliance with NYSDEC best management practices. In order to avoid site disturbance, trees would need to be cut by hand and lots left in place. The applicant should confirm that this is their intent and that they believe this can be accomplished before the 3/31 deadline. We also have concerns that access by a contractor for this work would require a permit from the Town of Goshen to allow access which would also affect timing. Tree cutting has been completed.*
- 2. The grading plan shows disturbance on the neighboring property. Site disturbance must be limited to the subject properties unless easements are obtained from the neighboring property. The applicant has an agreement with the neighbor since the pond will benefit the adjoining property as well.*
- 3. The proposed stormwater pond is within an existing Orange and Rockland Utilities easement and any approvals should be conditioned upon obtaining authorization from this agency to locate drainage structures in this area. Comment noted.*
- 4. Basic design information for the proposed retaining walls should be provided and detail provided on the plan. The applicant is working with a Structural Engineer, and we will forward the design as soon as it is available.*
- 5. The landscaping plan should include ever green screening along the north side of the property between the proposed building and the residential properties along Police Drive. The evergreen planting as requested has been added to the plan.*

Civil Tec Engineering & Surveying P.C.

139 Lafayette Avenue, 2nd Floor, Suffern, NY 10901 Tel 845.547.2241 Fax 845.547.2243
55 Brookside Avenue, Chester, NY 10918 Tel 845.610.3621

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6. *Based on the findings of the applicant's traffic study, the applicant is required to prune vegetation at the main entrance to ensure adequate sight lines. Any mitigations related to Police Drive are under the jurisdiction of and to be coordinated with the Town of Goshen. Comment noted and a note regarding clearing of vegetation along Police Drive has been added to the plan.*
7. *All infrastructure will be constructed to Village specifications and coordinated with the Village of Goshen DPW, Orange County Department of Public Works and Town Highway Department. A note (#17) to this effect has been added on sheet 1.*

Stormwater Pollution Prevention Plan

1. *Update language for inspection to current standard. Updated inspection forms are now included.*
2. *Forms and certifications should be site specific. Site specific information is now included.*
3. *Coordinate phasing/limits of disturbance to Site Plan and expand detail in both report and plan. Additional information is now provided. The applicant will be seeking a waiver to permit more than 5 acres of disturbance in order to better balance the cut/fills onsite to reduce the number of truck trips required/amount of stockpiling required.*
4. *Include standard Village Owner Agreement in SWPPP as well as the joint agreement for the overall system with adjacent lots (1 and 3 Police Drive) for maintenance facilities. An agreement for the facilities is now included. The Village's agreement will be added as well.*
5. *Include any phasing and waiver requests with specifics on how much area can be disturbed at any one time. (We note that tree stumping is considered disturbance.) The area to be disturbed will be approximately 12.7 acres and is now specified in the SWPPP. The full limits of disturbance are shown on the Erosion and Sediment Control Plan.*

Erosion Control Plan

1. *Overall area to be disturbed (in acres) per phasing at any one time needs to be noted on the plan and, if any phase exceeds five acres, a request should be provided for a waiver from the Village and the SWPPP modified. The SWPPP now indicates that a waiver will be requested.*
2. *Construction sequence for the portion of the site within the Town of Goshen should be noted on the plan along with the requirement for highway work permit. A note has been added to the site plan (sheet 3).*
3. *Silt fence location is not in conformance with the NYSDEC standards. Silt fence shall run parallel to site contours. We note that the NYSDEC considers silt fence as disturbance and therefor limits of disturbance relative to the silt fence should be revised. Silt fence has been adjusted. The limits of disturbance are shown to extend beyond the silt fence. The applicant is seeking a waiver to disturb more than five acres at a time.*
4. *Clearing/stumping/grading operations, stormwater inlets, etc. should be clearly defined and phased accordingly. Additional information is now provided.*

5. *Due to proximity to property line, when final limits of disturbance are shown, plans should note that property line and limits of disturbance are to be staked by a licensed engineer and orange construction fence should be placed along all limits of disturbance where it is closer than 10' to a property line.* Notes have been added. It should be noted, however, that a portion of the pond will be graded on to the adjoining lot as part of their agreement.
6. *Hours of construction operations should be clearly marked on the plan, including any tree clearing, grinding or rock hammering operations.* The hours of construction operation as per the Village code has been added to the Site Plan.
7. *Staging areas and stockpiles should be clearly delineated on the plan, dimensions of all areas should be noted.* A staging area and stockpile locations have been added to the Erosion Control Plan. It is not anticipated that much cut material will be stockpiled since this will be a cut and fill operation on site.
8. *All temporary sediment basins should be sized and located on the plan. A note can be provided to state that field conditions during construction may warrant adjustment.* Temporary sediment basins are now labeled on the Erosion and Sediment Control Plan.
9. *Specific details for street sweeping requirements should be noted on the plan.* A note regarding street sweeping has been added to the Erosion Control Plan.
10. *Due to potential runoff onto the Town road, specific erosion control devices such as temporary sediment basin, fiber/tubular logs, wash areas, etc. should be employed at the access road.* A concrete washout station and detail are now provided.
11. *Specific areas of slope stabilization, hydroseeding should be provided on the plan and detailed.* A detail for slope stabilization has been added to the plan. It is intended to have the slopes at 3:1 or greater.
12. *Construction entrance plan view should be revised to match construction detail.* The entrance has been extended to match the detail.
13. *Standard erosion control notes on sheet 12 of 12 should be revised to current NYSDEC requirements (specifically notes 3 and 4). As the possibility of encountering rock is high for the site, alternatives to standard silt fence should be detailed on the plan.* The notes have been revised. The SWPPP now includes alternative practices as well.
14. *Method and requirements of dust control should either be noted or detailed on the plan.* A note has been added to the Erosion Control plan regarding dust control.

Sanitary Sewer Pump Station Design Report

1. *The pump station selection appears to be accurate. However, Total Dynamic Head (TDH) cannot be confirmed as there are no inverts from pump station or the forcemain connection.*
2. *Details for the pump station and the connection to the existing forcemain should be provided on the site plan.* An updated Engineer's Report and detail sheet (sheet 11) has been added to the plan set.
3. *The applicant should discuss the need for a flow meter with the DPW.* We will coordinate with the Village's DPW regarding the requirement of a flow meter.



If you require anything additional related to the proposal prior to the project being placed on the next meeting agenda, please contact our office at your convenience.

Thank you.

Sincerely,

A handwritten signature in black ink that reads "Lawrence Torro".

Lawrence Torro, PE
Project Engineer

Cc: Malcolm Myers, via email
Jay Myrow, Esq. via email

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