

**CONSERVATION ANALYSIS FINDINGS
TOWN OF GOSHEN**

NAME OF PROJECT: DICKERSON ESTATES
 S/B/L: 13-1-69

DATE: May 5, 2005

RESOLUTION TO APPROVE THE "CONSERVATION ANALYSIS" FOR
DICKERSON ESTATES SUBDIVISION:

WHEREAS, the Planning Board reviewed the "Conservation Analysis" map prepared by Esposito & Associates (dated 3/14/05) per the requirements of § 97-20B of the Town Code.

WHEREAS, the Planning Board's professional staff conducted a site walk on 4/14/05 and Planning Board members conducted a site walk on 4/28/05 at which Planning Board members and staff examined the plans, and aerial photographs to confirm natural and cultural resources depicted in the "Conservation Analysis" map.

WHEREAS, the Planning Board discussed the conservation analysis at its meeting on May 5, 2005.

WHEREAS, the Planning Board finds that the following features contribute to the Primary Conservation Area:

- Wetlands in the central, western, and eastern portions of the site.
- Areas of steep slopes between upland and wetland areas.

WHEREAS, the Planning Board finds that the following features contribute to the Secondary Conservation Areas:

- Existing hedge rows located on the site and along Gibson Road.
- Rolling topography within the open fields.
- Hardwood forested areas.

NOW THEREFORE BE IT RESOLVED, that the Planning Board determines that based on its preliminary review, the "Conservation Analysis" does adequately identify the site's natural resources and therefore the applicant is advised to proceed with the application with the following considerations:

- 1) All areas listed as Primary Conservation Areas should be preserved during the design and construction of the development.
- 2) All areas listed as Secondary Conservation Areas should be avoided to the greatest extent practicable.

Dickerson Subdivision

- 3) Access to the eastern portion should be provided from an improved section of Dunmore Lane.
- 4) Access to the western portion of the property should continue north to the property line to provide a possible future connection to S/B/L 13-1-84.1.
- 5) Any new road in the western portion of the property should follow the existing hedgerow to the extent practicable.
- 6) This review is based on preliminary analysis and should not be construed as a final approval of any kind. Upon further analysis of the proposed subdivision application the Planning Board may find it necessary to modify its findings with respect to the Conservation Analysis.