

TOWN OF GOSHEN
ENVIRONMENTAL REVIEW BOARD
May 10, 2023

The regular meeting of the Environmental Review Board of the Town of Goshen was called to order at 6:30 p.m. on Wednesday, May 10, 2023 at Town Hall.

Present: Neal Halloran, Chairman
 Thomas Burnham
 Carol Laskos
 John Lupinski
 Lou Adamis

Freeman – Single Family Residence – 5-1-66: Application for site plan approval for a single-family dwelling on 138.9 +/- acres along Axworthy Lane in the RU Zone with AQ-6, Scenic Road Corridor and Stream Corridor & Water Supply Watershed overlays.

The Environmental Review Board made the following questions, comments, and recommendations:

- Maintain the required tree screening
- Street trees are still required
- Choose an appropriate color for the house

Bockman – 3 Car Garage/Carriage House – 13-1-6.2: Application for site plan approval for a garage/carriage house on 2.065 +/- acres along Houston in the RU Zone with AQ-3 and Scenic Road Corridor overlays.

The Environmental Review Board made the following questions, comments, and recommendations:

- Photo does not reflect the front of the house on the site plan
- The survey appears to be old and inaccurate
- Prior to the issuance of a Certificate of Occupancy there should be a new survey to reflect “as built” as opposed to the “under construction” building.

Betro & Pray – 3316 Route 207 – 2-1-29: Application for small-scale subdivision and site plan of 7.227 +/- acres along NYS Route 207 in the RU Zone with AQ-6 and Scenic Road Corridor overlays.

The Environmental Review Board made the following questions, comments, and recommendations:

- Steep driveway slopes down to Route 207
- Delineate wetlands on the plans
- Will there be enough water recharge going from a seven-acre commercial-use lot to four acres?

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- Submit a modified site plan with proof of water recharge on the modified lot
- The requested approval is for extended use which could have 50 people per night on the site
- Have an engineer document a water recharge study

Salomone Redi-Mix of NY – 12-1-102 & 106.2: Application for site plan for a light industry on 17.3 +/- acres on Musket Court in the I Zone with AQ-3 overlay.

The Environmental Review Board made the following questions, comments, and recommendations:

Traffic

- Slow moving concrete trucks pulling out into traffic
- Road is not a current municipal road up to municipal standards
- Trucks making right turn out of Musket Court will not stay in their lane
- Referral to Town Traffic Consultant
- Signage should be considered for entering trucks
- Consider flashing red light at truck entrance
- Consider flashing red light ahead signage

Water

- Water intensive project
- Perform well testing
- Study the water recharge

Visual

- Silo height
- Consider visual screening at front of property

TAM Enterprises, LLC – 12-1-2.3: Application for amended site plan approval for warehouse on 31.2 +/- acres along Hartley Road in the HC and CO Zone with AQ-6 Floodplain & Ponding and Stream Corridor & Water Supply Watershed overlays

The Environmental Review Board made the following questions, comments, and recommendations:

- Flood plain and flood way should be identified on the plans
- Flood plain and flood way issue needs to be looked at
- Plant more vegetation to screen from the Heritage Trail
- What connects the existing driveway to the storage area?

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- Is it a set back or a right of way
- Show existing vegetation along the Heritage Trail
- Explain the sand filter and discharge swale (what is its function)
- Where is the septic and sewer plant?
- Indicate the septic and sewer plant on the plans
- What is the flood elevation?
- How to allow flood to not dam?
- Stretch maintained to allow flood to go through along floodline
- Is the road raised? How is it designed?
- What is the sand filter in the flood plain for?

Adjournment

The meeting was adjourned at 8:04 p.m.