

Town of Goshen Environmental Review Board Meeting

Town Hall

41 Webster Avenue

Goshen, NY 10924

July 10, 2024

6:30 P.M.

Items for Discussion

144 Old Chester Road – 11-1-98.611: Application to Planning Board for site plan for residential pool and deck on 2.30 +/- acres on Old Chester Road in the RU District with AQ-6 and Scenic Road Corridor overlays.

17M Flex Building – 12-2-43: Application to Planning Board for site plan and special permit approval for warehouse and office on 8.9 +/- acres along NYS Route 17M and Cannon Hill Drive in the I Zone with AQ-3, Floodplain & Ponding and Stream Corridor & Water Supply Watershed overlays.

Ontaroga Mansion – 2-1-21.2, 21.3, 21.4 & 21.5: Application to Planning Board for site plan and special permit approval for catering facility with accessory guest rooms and spa on 145.7 +/- acres along NYS Route 207 in the RU Zone with AQ-3 overlay.

131 Jessup Switch Warehouse –20-1-49.2 Application to the Zoning Board for variances, this project is also currently in front of the Planning board for a 120,000-sf warehouse building to be developed on a 30.5-acre parcel on Jessup Switch Road, in the CO zone. The applicant seeks the following variances that have been identified as necessary to proceed:

1. A variance from Section 97-14A to permit Lot Coverage of 104.5% where the Maximum Permitted: 70%
2. Parking Location- A variance from the Design Standards section 97-14D(1)(b) & 97-48(a)(4)(a)(1) and (2) to allow parking in front of the building
3. Architecture Variance – A variance of section 97-14D(2)(e) is required to permit the building to be designed with consistent architecture and not require the building to “broken into smaller volumes” for every 10,000 sf of building area.
4. Curb Cut Variance – A variance of section 97-14D(6) to permit 340 ft between curb cuts where 600 ft is required.

Letter to the DEC regarding Al Turi Landfill

Upcoming meetings: August 14, 2024

Agenda Subject to Change