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July 6, 2023

Town of Goshen Planning Board  
41 Webster Avenue  
PO Box 217  
Goshen, NY 10924

**ATTN: Lee Bergus, Chairman; Planning Board Members**

**RE: W.O. # 1012.03  
BETRO & PRAY SUBDIVISION  
3316 ROUTE 207  
WELL TEST PROTOCOL**

Dear Mr. Bergus and Board Members;

Engineering & Surveying Properties, PC (EP) is submitting a letter of intent to provide adequate well testing for the proposed Subdivision Project Betro & Pray 3316 Route 207 located in the RU Zoning District, within the AQ-6 Overlay District. The subject parcel is identified on Town of Goshen Tax Maps as Section 2 Block 1 Lot 29. The Project involves the creation of a subdivision of Tax lot 2-1-29 into two (2) lots. Proposed LOT 1 ( $\pm 2.463$  acres) shall consist of a single-family residence serviced by individual well and septic. Proposed LOT 2 ( $\pm 4.764$  acres) shall consist of an existing 2-story private membership club building, The Italian-American Club, serviced by an existing individual well and septic.

On behalf of the applicant, EP is proposing a minimum lot size of two acres as outlined in the RU Zoning District Small-Scale Development Table (§ 97-19C.) as the outlined minimum lot size of six acres, as established by the general requirements of the AQ-6 Overlay District (§ 97-19A.(2)), does not apply to small scale development (§ 97-27A.). The requirements of Small-Scale Development within district AQ-6 require the applicant to perform a well test to demonstrate to the satisfaction of the Planning Board, in consultation with the Town Engineer, to demonstrate that the smaller lot sized proposed will not adversely affect water supply on the lots or in the surrounding area.

EP proposes that to perform a well pump test utilizing the existing well under private ownership of the applicant, Betro & Pray, Inc. (Tax lot 2-1-29), to confirm that the total water demand from the aquifer for the proposed lot combined with the existing use will not have a negative impact on the surrounding area. The existing building has an estimated demand of 500 gallons per day (GPD) and the proposed use of a 4-bedroom dwelling will have a daily demand of 440 GPD for a combined total of 990 GPD. The total 990 GPD equates to  $\pm 0.69$  gallons per minute (GPM), therefore, to include a factor of safety, a 2.75 GPM will be utilized as the test flow rate during the pump test. It is noted that any well yielding between two and five (2&5) gallons per minute (GPM) is required to have 24 hours of storage within the dwelling is be noted on the well detail and will also be noted in the well pump test report.

The well pump test will utilize an outdoor spigot on the existing building and install a meter on the discharge line to monitor the flow rate. The pump test will run for a period of 24 hours with meter readings recorded hourly at a minimum. A total of four (4) wells within 500 feet of the proposed subdivision shall be monitored prior to, during and after the pump test to determine any potential impact to the aquifer that supplies neighboring lots. Each well will have background level readings performed 24-48 hours prior to the start of the pump test, during the pump test, and 24-48 hours after the pump test concludes, to determine any potential impact from the proposed project. The 4 wells proposed for monitoring are shown on the attached figure. EP will send a letter to each of the lot owners of the 4 wells explaining the well testing requirement and request permission to monitor their well.

In accordance with Chapter 97 of the Town of Goshen Municipal Code, EP will prepare a report presenting the results of well pump testing which shall be submitted to the Planning Board for review and approval for the Subdivision Project which utilizes the standards for small-scale development (§ 97-19).

If you have any additional questions and/or comments, please don't hesitate to contact this office.

Sincerely,  
Engineering & Surveying Properties, PC



Jay Samuelson, P.E.  
Principal



Vivian Hall  
Project Engineer

encl:

cc: file