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**NARRATIVE SUMMARY**  
**JANUARY 20, 2021**  
**HEALEY LINCOLN – 2528 ROUTE 17M**  
**TOWN OF GOSHEN, ORANGE COUNTY, NEW YORK**  
**TAX LOT: 12-1-8.11**  
**MC PROJECT NO. 18007641B**

Maser Consulting, has developed the attached Planning Board Application documents, including a Boundary & Topography Survey and Preliminary Site Plans for the above referenced parcel. The existing parcel is approximately 5.2 acres in size, has frontage along NYS Route 17M to the south and 6 ½ Station Road to the west. The parcel is substantially developed with a Mitsubishi, Ford & Lincoln Car dealerships (2 buildings along the road frontages) a vehicle prep building at the northern side of the site, along with vehicle and inventory parking areas, on-site well, septic facilities and other associated site improvements.

The project site is located within the Town of Goshen HC (Highway Commercial) zoning district and the subject service business is a use permitted by right subject to site plan review by the Planning Board. The northern side of the site has a portion of the Town's Floodplain and Ponding Area Overlay District (FP). The plans depict the approximate boundary of the 100-year Floodplain Boundary as referenced from the current Flood Insurance Rate Maps. None of the proposed project improvements encroach into the 100-year Floodplain. The proposed project is substantially compliant with the HC Zone bulk requirements. Regarding the allowable impervious surface coverage, the zone permits a maximum of 70%, where the existing condition is 75.4%. This is a pre-existing, non-conforming matter. The impervious surface coverage for the project site after the proposed renovations is 75.2%, a minor reduction from the existing condition. Interpretation from the building inspector is requested on this item.

The applicant, WSH Realty Corp. (the "Applicant"), is proposing to renovate the existing Mitsubishi facility for conversion to a Lincoln dealership. The existing building footprint will be modified for the addition of a customer drive-thru drop-off (1,778 SF) on the western side of the building. Existing parking around the renovated dealership building will be modified to accommodate the addition and access points to the renovated facility; this includes some grading and drainage modifications. An alteration to some of the on-site circulation is proposed; pavement markings and signage will be introduced to facilitate this change. A dumpster enclosure on the northeast side of the site is also proposed. Lastly, the applicant is proposing rebranding of the Mitsubishi signage for the new Lincoln facility. This will include a new freestanding sign on NYS Route 17M and building mounted signage. The complete sign package and comparison to existing site signage is being prepared and will be provided to the Board in the near future.

The proposed renovation will not change the number of employees for the project site. Reducing the site to the Lincoln & Ford dealerships will reduce the vehicle inventory on-site. The project site will also continue to utilize the existing on-site water well servicing the building (the well is



located within the lobby area of the Ford Dealership Building) and the existing septic system which is located on the northeast corner of the property.

The project is estimated to require 0.75 acres of site disturbance which is mostly existing paved areas and therefore would not require the preparation of a Stormwater Pollution Prevention Plan (SWPPP).

At this time, the Applicant is seeking to be placed on the next Planning Board agenda for the Town of Goshen for this proposed project.

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