



Montgomery Office:

71 Clinton Street
Montgomery, NY 12549

Goshen Office:

262 Greenwich Ave, Ste B
Goshen, NY 10924

(845) 457 - 7727
www.EngineeringPropertiesPC.com

July 6, 2023

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

ATTN: Lee Bergus, Chairman

**RE: W.O. # 1012.03
BETRO & PRAY SUBDIVISION
3316 ROUTE 207
TOWN OF GOSHEN, ORANGE COUNTY, NEW YORK**

Dear Mr. Bergus;

Please find enclosed 13 copies of the revised Subdivision Plan for the proposed 2 lot subdivision for Betro & Pray, Inc located at 3316 Route 207. Also attached are copies of the revised FEAF and a comment-by-comment response to the Planning Board Engineers (Hoffman Engineering) comment letter dated April 28, 2023.

Review of Submitted Materials

1. Zoning - The applicant is proposing a two (2) lot subdivision for one (1) single-family dwelling (Lot No. 2 includes the existing Central Orange County Italian American Association) and is proceeding in accordance with the provisions of the Town of Goshen Zoning Code for *small-scale development*.
 - a) General Note #10 has been revised to classify the Project as a "minor" subdivision.
 - b) No response required.
 - c) No response required.
 - d) The requirement of a public hearing is noted and will be requested to be scheduled at the next planning board meeting. In addition, it is noted and agreed that the applicant (or their representative) will provide notices shall via certified mail, return receipt, at least ten (10) days prior to the hearing to all property owners within 30-feet of the proposed subdivision project and to all property owners listed in the previously submitted agricultural data statement.
 - e) The Bulk Requirements Table has been revised for consistency and compliance with dimensional regulations, including impervious surface coverage.

- f) The plan has been revised according to the Scenic Road Corridor Overlay District to include General Note #12, a green buffer shall be maintained fifty (50) feet deep along the scenic road NYS Route 207, while disturbance of the existing buffer shall be limited to the driveway entrance.
- o A Landscape Plan has been prepared as sheet C-101 and includes the required shade trees within 25-feet of the right-of-way.
- o On behalf of the applicant we request that compliance with the architectural requirements of the code be a condition of approval and architectural details shall be prepared and submitted for for review and approval to the building inspector at a later date.
- g) Pursuant to the standards for small-scale development, minimum lot sizes have been established as 2 acres [§97-19(C)], subject to the environmental control formula §97-18D and shown as calculated in compliance with minimum size requirements on sheet C-100 for the Project (Tax lot 2-1-29) located within District AQ-6 based upon the Aquifer Overlay District Map.

2. Subdivision Plan

- a) The indicated sight distance has been revised as 1,000-feet looking right/westerly and 688-feet looking left/easterly for the proposed Lot No. 1 driveway. This meets the minimum AASHTO recommended sight distances for the speed limit of 55 mph on NYS Route 207.

3. Utilities

1. Water:

- i. A well pump test protocol is attached for Planning Board review and approval.
 - ii. It has been confirmed with the OCHD that the existing well utilized for the Italian American Club is not a community water system. However, the proposed lot line has been revised to provide for a 200-foot separation should it be required in the future.
- 2. The revised Subdivision Plan includes a detailed design for the proposed onsite sewage disposal system (SDS) for the Proposed Lot No. 1.
 - 3. The limits of disturbance have been revised as 0.445-acres; coverage under the SPDES General Permit is not required.

4. Miscellaneous

- o The Proposed Subdivision Plan identifies slopes greater than 25% and proposes to limit any disturbance in these areas to ensure adequate erosion and drainage control. A culvert has been added to the plans in regard to adequate drainage control at the outfalls of the proposed impervious driveway surface entrance.

- No response required.
- The Project site (Tax lot 2-1-29) is located in a wooded area where existing vegetation shall be retained along the road frontage of the subject parcel. On behalf of the applicant, we request the waiving of the planting requirement for street trees in this case.
- A completed Owner's Endorsement shall be submitted to the Building Department.

3. SEQRA

No response required.

We believe that this addresses all outstanding comments and look forward to discussing this project further with you at the next Planning Board Meeting. 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: S. Hoffman (email only)
K. Naughton (email only)
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