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January 28, 2022

Planning Board
Town of Goshen
41 Webster Avenue
Goshen, New York 10924

Also via email: KKrutki@townofgoshen.org
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Re: Job No. 4591-2
Tax Map Parcel: 9-1-6
Town of Goshen, Orange County
Broadlea Road
Proposed 8-Lot Subdivision
Applicant: Oak Hill Properties, LLC

Dear Board Members:

Enclosed please find the following items in reference to the above-captioned project:

1. Five (5) copies of the revised Open Space Subdivision Plan
2. Five (5) copies of the Project Narrative

The following comments are in response to a review by Sean Hoffman, P.E. of H2M Architects & Engineers, dated June 11, 2021:

Zoning Comments:

1. The sheet 1 title has been revised to reference the "Open Space Subdivision Plan", as requested.
2. Note 12 has been added on sheet 1 referencing the Planning Board's adoption of the conservation findings relative to the project.
3. The location of existing trees greater than twelve (12) inches d.b.h. have been included on sheets 5 & 6 of the subdivision plan. For clarity, these sheets have been added to the plan set to depict the limits of clearing and erosion & sediment control (ESC) measures. We note the final plan set will require these features to be produced in grayscale as the County Clerk's Office will not accept colors for map filing.
4. Note 11 has been added on sheet 1 identifying the existing stonewalls along Broadlea Road shall be maintained to the maximum extent practical, except as necessary for driveway access and to provide adequate sight distance as indicated on the subdivision plan. The portions of existing stonewalls to be removed are within the proposed limits of clearing shown on sheets 3 – 6. Walls designated for removal are further indicated on the Erosion & Sediment Control Plan on sheets 5 and 6.
5. Metes & bounds for the Open Space area have been included on sheet 1. Permanent markers are proposed to delineate the limits of the Open Space area as shown on the



plan. A detail for the proposed Open Space marker is included on sheet 7. We forwarded a copy of the proposed marker detail to the Building Department on December 13, 2021 and are awaiting a response.

6. A table outlining the Environmental Control Formula has been included on sheet 2.
7. Note 3 has been added to the Zoning Legend identifying the applicable section of Town Code referencing the 50-foot setback requirement.
8. Note 5 has been added to the Zoning Legend identifying the applicable section of the Town Code designating Lot 1 as a corner lot.
9. A 50-foot landscaping buffer has been indicated on the subdivision plan in accordance with Town Code requirements. The project site is currently wooded along the street frontage and as such the applicant is requesting a waiver from the requirements of Section 97-29.G(2) relative to providing proposed street trees along the right-of way. The only disturbance proposed within the 50-foot landscaping buffer is the clearing and grading necessary to construct the proposed driveways. Other existing trees and vegetation within the 50-foot landscape buffer is proposed to remain. Given the specific conditions on the project site the planting of new street trees within 25-feet of the right-of-way would require additional clearing that would appear to be contrary to the intention of this section of the Town code.
10. The applicant does not have specific elevations prepared at this time. We request that compliance with this section of the code be included as a condition of any approval that may be granted.
11. The limits of the stream corridor (SC) overlay district as it extends 150-feet from the Black Meadow Creek are shown on sheet 3. As noted, the overlay district impacts a small portion of proposed Lot 1. No site improvements or disturbances are proposed within this area
12. A Lot Coverage & Disturbance Table has been added on sheet 2 identifying the proposed disturbance and impervious cover for each of the proposed lots.

Road Access & Lot Configuration:

1. Note 13 has been added on sheet 1 in regards to the proposed road dedication parcel. Please advise if any additional notes or specifications are required.
2. A request was submitted to the Highway Department on December 20, 2021 to review the proposed driveway locations. It is our understanding that the applicant has been working with the Highway Department on the approval of the proposed driveways for the purpose of installation the proposed test wells on Lots 1, 4, and 8. Our office has not received any further communication or comments in this regard.

Utilities:

1. It is our understanding that a well testing plan has been approved by the Town. The applicant is currently in the process of installing the designated wells in order to complete the necessary water quality and quantity testing.
2. Note 4 has been added to the Typical Well Detail on sheet 9 specifying a minimum well depth of 300-feet.
3. The sewage disposal system designs have been revised to specify shallow absorption trench (SAT) type systems for Lots 3 and 5 only.



4. General Notes 14, 18, & 22 on sheet 9 (formerly sheet 7) have been revised to removed reference to the Orange County Department of Health.
5. Joint soils testing was completed on September 28, 2021 (test pits) and October 18, 2021 (percolation tests). The results of this testing have been added on sheet 8.
6. The proposed sewage disposal system on Lot 4 was designed based upon the results of soil tests 5.A, 5.C, and JT-4.
7. The reference to lowest sewerable elevation (LSE) has been removed from the table on sheet 9 (formerly sheet 7). Sewer invert elevations are provided at the foundation well on sheets 3 and 4.
8. The Effluent Pump Chamber Cross-Section Detail on sheet 10 (formerly sheet 8) has been revised for consistency. The plan proposes a minimum storage volume of 440 gallons between the highwater alarm and invert elevation.
9. Note 3 has been added to the Typical In-Line Sewer Cleanout Detail on sheet 9, as requested.
10. The New York State Department of Health (NYSDOH) *Residential Onsite Wastewater Treatment Systems Design Handbook*, 2012 edition, defines **Wetland** as “an area of marshes or swamps which have been designated as such by the NYSDEC or other state agency (e.g. Adirondack Park Agency) having jurisdiction. Marshes or swamps that have not been so classified should not be treated as a wetland for design purposes” (emphasis added for clarification). The definition clearly indicates the 100-foot separation is not applicable to federally regulated wetland areas that are not under NYSDEC jurisdiction. As such, it is our opinion that the proposed design meets the applicable NYSDOH design regulations.
11. We note that in accordance with Section 9.12.2 of the New York State Department of Health (NYSDOH) *Residential Onsite Wastewater Treatment Systems Design Handbook*, 2012 edition, separation distances are measured from the trench wall, not the toe of fill, for shallow absorption trench (SAT) type systems where the trench bottom is a minimum of six (6) inches into the existing soil.
12. Proposed roof drain and footing drain (RD/FD) locations have been added on sheets 3 and 4.
13. Sheets 5 and 6 have been added to the plan set include the location of the proposed erosion and sediment control (ESC) devices.
14. Driveway culvert locations have been added to the plan on sheets 3 and 4. The size of the proposed culverts has been increased to 15” for ease of maintenance. An analysis of the potential for erosion within the roadside swale has been included in Section F of the enclosed Project Narrative.
15. A specification has been added for the proposed backfill material on the Typical Culvert Detail on sheet 7 (formerly sheet 5), as requested.

Miscellaneous:

1. The existing utility line crossing proposed Lot 1 is assumed to be a public utility line. Despite multiple attempts to contact the utility company we have yet to receive any documentation on an easement that may be associated with the utility line through the subject property.



2. The applicant is currently working with Orange & Rockland Utilities for the relocation of the existing utility line through Lot 1.
3. Final plans submitted for approval will include the necessary seals & signatures.
4. A Typical Monument Detail has been included on sheet 7. Proposed monument locations have been indicated on sheet 1.

In addition to the comments noted above, we offer the following comments in response to discussion at the June 17, 2021 public hearing:

1. The location of existing trees twelve (12) inches d.b.h. and greater have been incorporated onto sheets 5 and 6 of the subdivision plan., as requested.
2. Sight distance
3. The approximate location of the surface drainage path has been shown on sheets 2 and 3 as it extends from the end of the defined drainage ditch within the site downgrade to the existing 24" culvert.
4. An analysis of the drainage tributary to the existing 24" culverts has been included in the Project Narrative.
5. The density calculations for Lot 1 have not been adjusted to reflect an easement associated with the existing utility line as the line in question is anticipated to be relocated. Additionally, we have yet to receive any definitive documentation from the utility company in regard to any existing easements in this location.
6. As noted above, it is our understanding that a well testing plan has been approved by the Town and is currently being implemented by the applicant.

Please place this project on the next available meeting agenda for discussion.

If you have any questions or concerns, please feel free to contact me at (845) 744-3620 or by email at zpeters@mntm.co.

Sincerely,



Zachary A. Peters, P.E.

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Enc.

Cc: Oak Hill Properties *(via email)*
Sean Hoffman, P.E. *(via email)*
Kelly Naughton, Esq. *(via email)*
Neal Halloran *(via email)*

