



Montgomery Office:
71 Clinton Street
Montgomery, NY 12549
phone: (845) 457-7727
fax: (845) 457-1899

Warwick Office:
17 River Street
Warwick, NY 10990
phone: (845) 986-7737
fax: (845) 986-0245

www.EngineeringPropertiesPC.com

April 15, 2021

Town of Goshen Planning Board
41 Webster Avenue
Goshen, NY 10924

ATTN: Lee Bergus, Chairman

**RE: W.O. # 1517.01
FIERMAN PRODUCE EXCHANGE, INC. SUBDIVISION
71 CROSS ROAD
SECTION 19, BLOCK 1, LOT 65
APPLICATION FOR SKETCH PLAN REVIEW**

Dear Mr. Bergus and Planning Board members:

We have enclosed plans and supporting documentation for the proposed Fierman Produce Exchange, Inc. Subdivision. The property located at 71 Cross Road contains an agricultural warehouse and office for Fierman Produce, along with a three-bedroom residential dwelling. The applicant, Travis Daubert, proposes to subdivide the property such that the residential dwelling would be on Lot 1, separate from the Fierman Produce warehouse on Lot 2. Separate subsurface sewage disposal systems already exist for both the warehouse and the dwelling, but they currently share a well. This well would remain on Lot 1, to be used by the dwelling only. A new well is proposed to be drilled on Lot 2 for the warehouse's use, and the warehouse disconnected from the well on Lot 1. No other new construction or change in the existing site uses is proposed as part of this subdivision.

The buildings are served by driveways off of Cross Road, which is also known as County Highway 42. NYSDEC mapping shows state-protected wetlands around the southern corner of the property, however, the existing buildings are located in the northern half.

In order to give Lot 1 the 1.5-acre size required by the Town Zoning Code, the proposed property lines leave Lot 2 with a front yard setback that does not conform, and a shed on Lot 1 without any property line setback, both of which would require variances. The existing impervious surface coverage is also greater than that allowed, but this is not proposed to be changed by the subdivision; both proposed lots would have an impervious surface coverage approximately equal to that of the current undivided lot.

We have enclosed the following information for your review:

- Subdivision plan (1 sheet), dated 4/15/21
- Application form, signed and notarized 8/12/20, along with checks for the application fee of \$950 and the escrow of \$3,000

- Short Environmental Assessment Form, dated 4/13/21
- Agricultural Data Statement, along with portion of 2020 tax map
- NYSDEC Environmental Resource Mapper output, dated 4/29/20
- Letter from NYSDEC Natural Heritage Program, dated 5/22/20
- FEMA FIRMette, dated 4/29/20

We ask to be placed on the next available Planning Board agenda, and look forward to discussing this project with the Board. If you have any additional questions and/or comments, please feel free to contact this office.

Sincerely,
Engineering & Surveying Properties, PC



Daniel Getz
Project Engineer

cc: Travis Daubert, Fierman Produce Exchange, Inc.
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