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March 31, 2022
Revised June 23, 2022

Town of Goshen Planning Board
41 Webster Avenue
Goshen, NY 10924
ATTN: Lee Bergus, Chairperson

**RE: W.O. # 1845.01
11 GURDA LANE
SITE PLAN APPLICATION (19-1-124.1)
RESPONSE**

Dear Chairperson Bergus,

Based on the staff meeting with the Town on March 3rd, 2022, we have the following responses to the comments and questions that were raised.

- The proposed uses of the buildings are noted as non-agricultural to better show the change of use of the site from agricultural to non-agricultural.
- Side, rear, and front yards have been re-designated based on the frontage of the lot being Cedar Swamp Road.
- It is expected that all truck traffic will exit the site via Gurda Lane therefore sight distance information for traffic leaving Gurda Lane onto Maple Avenue has been added.
- Loading dock locations were shown and have been enhanced for better clarity.
- Septic systems are shown on the plan based on the size of each building the flow to each septic system has been evaluated and is estimated to be as follows:
 - **Building 1 (Non-Agricultural Storage)**
±1,800 s.f. storage/ 1,500 s.f. per employee = 1.2 employees.
Use: 2 employees @ 15 GPD/employee = 30 GPD
 - **Building 2 (Non-Agricultural Maintenance Shed)**
±2,400 s.f./1,500 s.f. per employee = 1.6 employees
Use: 2 employees @ 15 GPD/employee = 30 GPD
 - **Building 3 (Dilapidated Barn – To Be Removed)**
N/A
 - **Building 4 (Non-Agricultural Office)**
±1,300 s.f x 0.08 GPD/s.f. = 104 GPD

- **Building 5a (Non-Agricultural Warehouse)**
±11,000 s.f./1,500 s.f. per employee = 7.33 employees
Use: 8 employees @ 15 GPD/employee = 120 GPD
- **Building 5b (Non-Agricultural Warehouse)**
±8,000 s.f./1,500 s.f. per employee = 5.33 employees
Use: 6 employees @ 15 GPD/employee = 90 GPD
- **Building 6a (Non-Agricultural Warehouse)**
±19,000 s.f./1,500 s.f. per employee = 12.67 employees
Use: 13 employees @ 15 GPD/employee = 195 GPD
- **Building 6b (Non-Agricultural Warehouse)**
±22,760 s.f./1,500 s.f. per employee = 15.173 employees
Use: 16 employees @ 15 GPD/employee = 240 GPD
- **Building 7 (To Be Abandoned)**
- **Building 8 (Vacant)**
N/A
- **Building 9 (To Be Abandoned)**
- **Building 10 (To Be Abandoned)**
- **Building 11 (To Be Abandoned)**

TOTAL SITE USE = 809 GPD

Based on the above, it is proposed that a dye test be performed on each system. The Test will consist of a four-day test. We will be introducing one day's flow of water and dye each day for three days and checking the area for visible signs of failure on each of the three days and perform a final inspection on day four.

- Stormwater: Since there are no proposed site improvements a stormwater pollution prevention plan is not required.
- Town of Goshen code §97-13F(2) states “any ***nonresidential*** (emphasis added) use shall maintain a suitably landscaped two-hundred-foot buffer strip from the building or use to any lot line abutting the RU District boundary.” As both the existing and proposed use of the site is nonresidential, it is our opinion that this is a pre-existing non-conforming condition and therefore a variance is not required.
- Building in the Flood Plain Area Overlay District (§97-25). Currently, buildings 1, 2 and 3 are within the Flood Plain Area Overlay District. The relevant section states “no structure shall be erected, constructed, reconstructed, altered or moved except as listed below.” As there is no new construction proposed, it is also our opinion that these buildings are a pre-existing non-conforming, as no exterior work or construction of these structures/buildings is proposed on the site.
- Compliance with Town Code §97-50 Environmental Performance Standards and §97-73 Required Findings for Special Permits.

§97-50

C. Noise – The operation of the site will not significantly change and therefore there is no significant change to noise emanating from the site. The following note has been added to the plan: *“No person, firm or corporation shall allow the emission of sound which, as measured at the property lines, has a sound level in excess of sixty decibels on the A-weighted scale between the hours of 7:00 am and 8:00 pm and fifty decibels on the A-weighted scale between the hours of 8:00 pm and 7:00 am.”*

D. Vibration – The proposed use is warehouse and therefore there is no proposed process that would cause vibrations.

E. Smoke, dust, and other atmospheric pollutants - The proposed use is warehouse so therefore there is no proposed process that will cause smoke, dust, or other atmospheric pollutants.

F. Odor - The proposed use is warehouse so it will not cause an odor.

G. Toxic or noxious matter - The proposed use is warehouse so there is no proposed process that will cause toxic or noxious matter.

H. Radiation - The proposed use is a warehouse so therefore there is no proposed process that will produce radiation.

I. Electromagnetic interference - The proposed use is a warehouse so therefore there is no proposed process that will produce any perceptible electromagnetic interference.

J. Fire and explosion hazard - The warehouses will not be storing flammable or explosive materials. An evaluation regarding fire code compliance of each building is being prepared and will be provided once it is available.

K. Heat - The warehouses are for storage and will not be processing any materials that would create excessive heat.

L. Exterior illumination and glare – The warehouses will utilize the pre-existing lighting fixtures on the site.

M. Liquid and solid wastes – There will be two potential waste streams, domestic wastewater and solid waste. Domestic wastewater will be discharged to the existing on-site septic systems (see dye testing above). Solid waste will be produced on site in the form of packaging. All solid waste will either be recycled or will be disposed of at an Orange County Transfer Station.

N. Traffic – Based on information provided by the owner, there were over 50 employees on site at peak usage times of the year for the current use. The proposed conversion of the buildings to non-agricultural use of all buildings is projected to employ approximately 50 employees and there is no change proposed in the residential portion of the site. Regarding truck traffic, the current owner indicated that there is an average 10-15 truck trips per day during peak time periods. Based upon ITE, non-agricultural warehouses of this size ($\pm 60,760$ s.f. total) are expected to produce approximately 31

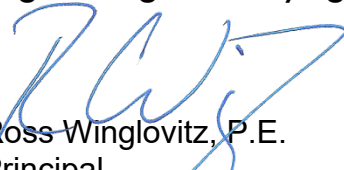
total truck trips (24 entering, 7 exiting) during AM peak hours and 34 total truck trips (9 entering, 25 exiting) during PM peak hours.

§97-73B

- (1) **Compliance** - The project will comply with all land use district, overlay district and other requirements of Chapter 97.
- (2) **Off-Premises effects** - As discussed above, the project will not result in excessive off-premises noise, dust, odors, solid waste, or glare or create any public or private nuisances.
- (3) **Traffic** - The existing use has approximately 10-15 truck trips per day and according to ITE the proposed use will have approximately 31 total truck during the AM peak hours and 34 total truck trips during the PM peak hours.
- (4) **Accessibility** - The project has access to Maple Avenue (a county road) at two locations which exceeds the single access required by NYS Building code.
- (5) **Utility** - There will be no impact to municipal utilities as the project will not be utilizing any public water, drainage, or sewer system, or any other municipal facility.
- (6) **Environment/water effects** - The proposed change of use of the site does not require any site changes and therefore there will no degrading of watercourses, other natural resource, ecosystem, or water quality or quantity of an aquifer.
- (7) **Suitability of project for the site** - No site changes are proposed for the project.
- (8) **Project conditions subjection** - No site improvements are required for the project.
- (9) **Strip commercial development and incompatible non-residential uses** - N/A
- (10) **Effects on affordable housing** - N/A
- (11) **§97-75D Site plan criteria compliance** - The project will comply with the applicable site plan criteria in §97-75D.
- (12) **Off-site impacts of residential zoned projects** - N/A

I look forward to discussing this project with the Town at the next meeting.

Sincerely,
Engineering & Surveying Properties, PC


Ross Winglovitz, P.E.
Principal