

## **SILHOUETTE FARM - PROJECT NARRATIVE**

### **GENERAL**

The Applicant/Owner for the Silhouette Farm Subdivision intends to subdivide their property, to create a smaller building lot off Dunmore Lane, so that their daughter may construct a single-family home. The property owners, who are long-time residents of the Town of Goshen, currently reside a short distance from the proposed lot. Their daughter plans to construct a single-family home and be a full-time resident of Goshen.

The project consists of a two (2) lot subdivision of a 53.5-acre parcel located within the RU (Rural) Zoning District with Scenic Road Corridor (NYS Route 17A) and AQ-3 overlay districts. The property is identified as Section 13, Block 1, Lot 69.26 on the Town of Goshen tax map.

The property includes an existing conservation easement, which will be preserved in its current configuration. The property consists of agricultural farm fields, wooden areas, and wetlands. The proposed lot is to be located within an open field area and on higher elevations resulting in no impacts to wetlands and no need to clear wooden areas. Additionally, the new lot is proposed to be located entirely outside of the existing conservation easement.

### **PROPERTY HISTORY**

#### **2008 Subdivision:**

The 53.5± acre parcel was originally part of a 93± acres parcel that was subdivided into two (2) in accordance with Town Zoning Code small scale development standards. The original subdivision, titled "Dickerson 2-Lot Subdivision", was filed in the Orange County Clerk's office as Map 540-09 on July 29, 2008. This subdivision created tax parcel 13-1-69.1 and an 83.6± acre parcel.

#### **2012 Subdivision:**

Subsequently, the 83.6± acre parcel was subdivided into six (6) additional lots in accordance with Town Zoning Code open space development standards. The second subdivision, titled "Dickerson Estates 6 Lot Subdivision", was filed in the Orange County Clerk's office as Map 53-12 on March 16, 2012.

### **CURRENT SUBDIVISION**

As a result of the previous subdivisions and to comply with current Town Zoning Code, the proposed building Lot will be created by a continuation of the Open Space Development plan and therefore will be considered Lot 7. Lot 7 is proposed to consist of approximately 1.85 acres, which is the minimum size lot configuration to meet zoning requirements and include the existing well on the parcel. Access to the lot will be by way of Dunmore Lane, a Town Road.

The remaining lands will continue to be considered Lot 6 and will reduce in size from 53.5± acres to 51.7± acres. No development is proposed on Lot 6.

Lot 6 current has an existing farm operation (corn) that will continue after the subdivision is filed and Lot 7 is developed with a single-family home.

### **DUNMORE LANE**

Dunmore Lane was originally Gibson Road until approximately 1970 when Orange County reconstructed and realigned Gibson Road and created County Road 100 as it is today. Dunmore Lane is the remaining portions of Gibson Road that were retained by the Town of Goshen and not improved by the County. Dunmore Lane runs from County Road 100 to New York State Highway 17A and is approximately 1800 feet long, with 380± feet being maintained (paved & plowed) and 1420± feet being unmaintained (gravel and not plowed). The maintained portion ends at the first and only driveway on Dunmore Lane (N/F Nutley 13-1-37.1). The Applicant proposed to

make improvements to a portion of the unmaintained areas by extending the pavement past the proposed Lot 7 driveway and creating a turnaround that meets the geometric standards found in the New York State Fire Code.

**WATER SUPPLY**

An existing well will be utilized to serve the proposed single-family home. The existing well was installed by Roarke Drilling, Inc and completed on December 21, 2006 as part of the previous 6-Lot Open Space Development and was utilized as the pump test well and sampling well for water quality. The existing well was pump tested for 72 hours at a continuous rate of 12 gallons per minute. The well was tested for agreed water quality parameters and found to meet all minimum quality limits.

**WASTEWATER TREATMENT SYSTEM**

A proposed individual subsurface wastewater system shall serve the proposed single-family home. Soils testing was completed at the property on April 23, 2021 and April 24, 2021 and reveals good quality soils. Deep tests revealed a well graded loam soil below topsoil with no boundary conditions present. Percolation test rates were below 10 minutes.



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