

**LANC & TULLY**  
**ENGINEERING AND SURVEYING, P.C.**

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John J. O'Rourke, P.E., Principal  
David E. Higgins, P.E., Principal  
John Queenan, P.E., Principal

Rodney C. Knowlton, L.S., Principal  
Jerry A. Woods, L.S., Principal

John D. Russo, P.E., Principal  
John Lanc, P.E., L.S.  
Arthur R. Tully, P.E.

March 25, 2022

Mr. Lee Bergus, Chairman  
Town of Goshen Planning Board  
41 Webster Avenue  
Goshen, NY 10924

Re:     Maplewood Village at Goshen  
          Subdivision and Site Plan  
          Tax Lot #'s 8-1-1.1 & 8-1-48

Dear Chairman Bergus and Members of the Planning Board:

The following are the responses to the Town Engineer's comments as presented in his memorandum of December 16, 2021. The responses are in the order as presented in the Town Engineer's memorandum, with the bold being the response to the comment.

1. Zoning:

a) Density Calculation - **No comment.**

b) Floodplain Overlay

- *The applicant has located all proposed improvements, except subsurface utilities, beyond the floodplain boundary. We understand installation of the proposed utilities will require a floodplain development permit pursuant with §61A-11 of the Code. **The Applicant will apply for a floodplain development permit as the project progress forwards once approval has been received from outside agencies.***

c) Scenic Road Corridor

- *The applicant should revise the plan to identify the SR Corridor associated with Craigville Road/County Route 66 on the plan. The Stipulation indicated the requirements of the SC overlay (e.g., landscaping, architecture, etc.) may be satisfied by screening and grading. **The approximate limits of the SR Overlay District have been added on the plan sheets – the line type has been included in the Legend.***

## d) Stream Corridor Overlay

- *Stream Corridor & Reservoir Watershed Overlay (SC) district is to protect water quality, scenic resources and reduce the risk of flood damage. The SC district extends 150 feet from the mean high-water line of any stream or stream segment shown within the SC district on the Overlay District Map. The plans should be revised to show the limits of the SC district associated with unnamed stream located between proposed Roads A and C. **The approximate limits of the SC Overlay District are shown on the plan sheets – the line type is included in the Legend.***

## e) Open Space

- *The proposed open space will be subject to a conservation easement to be approved by the Town Board. The Code requires submission of drafts of any proposed conservation easements to be submitted with the subdivision preliminary plat [§83-23B]. **This will be prepared by the Applicant's attorney and submitted for review with a future submission.***
- *The plan should include a calculation of the total open space area so you may verify consistency with the SEQRA Findings. **Calculation table included on Cover sheet.***
- *The proposed conservation easements areas are generally shown with metes and bounds on the subdivision plan and should also be clearly identified on the grading and utility plan to verify no encroachments are proposed. **Easement lines are now shown on the grading and utility plans.***

## f) Lot Dimensions &amp; Regulations

- *The Code requires a table showing setback requirements and impervious surface coverage limits for each lot [§83-23B(r)]. **The bulk table is included on the cover sheet.***
- *The subdivision is adjacent to the Orange County Veterans Memorial Cemetery (OCVMC). The Code requires structures to be setback 100-feet from burial grounds and cemeteries [§97-54C]. The SEQRA Findings require the applicant to retain the 25-foot natural buffer between the lot line and proposed limits of disturbance for all lots proposed adjacent to OCVMC except Lot No. 63 which is required to provide a 15-foot undisturbed buffer. These setbacks and buffers should be shown on the plan. **The required 25-foot and 15-foot buffers are now Conservation Easements across the applicable lots.***
- *The subdivision is also adjacent to Salesian Park. The SEQRA Findings require the applicant to setback five (5) homes along the boundary with Salesian Park (i.e., Lot Nos. 5 through 9) at least 30-feet. This setback should be shown on the plan. **The 30' setback is shown on the plans.***

## g) Impervious Coverage

- *A table listing the proposed impervious coverage (per the Code definition) for each lot is required (§97-20E) as well as a note indicating the maximum impervious surface coverage per lot [§83-23B(q)]. The bulk table is included on the cover sheet.*

## h) Affordable Housing

- *The Code requirement for residential development of ten (10) lots or more to provide 10% of the units as affordable was repealed under Local Law No. 3 of 2018. The Stipulation indicated the Town's affordable housing requirement will be satisfied by the creation of two (2) affordable housing units. We recommend you confirm with Attorney Naughton the adoption of Local Law No. 3 of 2018 removes the Stipulation requirement to provide affordable housing. The Applicant's attorney will confirm with Attorney Naughton as to whether the adopted local law removes the Stipulation requirement or not.*

2. Lot Layout/Internal Roads:

## a) Road Pattern

- *The plans should include details of the cul-de-sacs and identify areas intended for snow storage. The cul-de-sac detail has been included – snow storage easement areas for Roads A and D are shown, snow storage area for Road B is indicated within the Town lot – no easement necessary.*

## b) Lot Arrangement

- *Applicant may wish to consider rotating Lot No. 48 so the rear yard does not abut Road C. The houses on lots 47 and 48 have been rotated to access from Road C as recommend and as requested by the Planning Board.*

## c) Permanent Dead-end Streets

- *The applicant should provide any correspondence with NYSDEC regarding the emergency access and provide preliminary designs of the bridge at this time as required by the Code [§83-23B(2)(l)]. We are working with the wetland consultant and NYSDEC with regards to the emergency access, and will provide additional information as requested as the project progresses.*

## d) Road Grades

- *The Road D profile shows a vertical curve (sag) at approximate Station 0+15 with a relatively short curve length (i.e., 8-feet). The applicant should demonstrate the proposed vertical curve length at this location provides adequate clearance. Road D profile has been revised to begin at the edge of pavement of Road C, not the centerline.*

- e) Sight Distance
- *The plans should be revised to include the sight distances, sight triangles and areas of vegetation removal/pruning and re-grading. **Sight distances for intersections are shown on Sheet 3.***
- f) Pavement Design
- *The road design proposed by the applicant will likely provide an equivalent performance and design life however, we recommend you solicit the comments of the Highway Superintendent for any modification of the Town requirements. **A meeting was held at Town Hall on February 11<sup>th</sup>, 2022, as which time we met with the Town Engineer and the Highway Superintendent. At that meeting the Highway Superintendent was acceptable to the road cross-section proposed on the plan.***
- g) Street Signs
- *We understand the Town Highway Department is currently utilizing 9-inch extruded aluminum, high intensity prismatic (HIP) street signs mounted with hot-dipped galvanized (ASTM A123) U-channel posts (2.5 pounds per foot) with a lap splice breakaway system. We recommend the plans be revised to identify the proposed signage and striping and include a street sign detail. **Proposed street signage and striping have been added to the plan – details have been added to Detail Sheet 3.***
- h) Monuments
- *Concrete monuments to be set on right-of-way lines. The plans should be revised to show the proposed monument locations and include an installation detail so you may verify compliance with the Code **Proposed concrete monuments have been added to the plans – a detail has been added to Detail Sheet 3.***
- i) Driveways
- *The Code includes a requirement for a negative two (2) percent slope for the first 25-feet [§83-15D(2)]. This should be reviewed by the applicant and a waiver request submitted if necessary. The applicant has provided driveway entrance details for lots with and without sidewalks. We note both details reference “existing” driveways and are inconsistent relative to the curb full reveal transition. **The driveway details have been revised. A waiver of the -2% slope is requested; the proposed roads are curbed, and stormwater management structures are contained throughout. Creation of driveway swales would impede proper drainage.***

## j) Curbing

- *The plans should be revised to identify the curb depth at depressed curb locations. In addition, the applicant should confirm depressed curbing is proposed at the wastewater pump stations, water treatment plant and the proposed secondary access to the OCVMC. All driveway curbs are depressed per the details (revised). There is no proposed secondary access to OCVMC, only a 20' wide strip of land to be offered to Orange County.*

## k) Sidewalks

- *The plans show the locations of proposed sidewalks and should include details for any proposed curb ramps. Curb ramp details are now included.*

## l) Landscape Plan

- *The Code requires submission of a landscape plan in compliance with §83-19 [§83B(2)(t)]. In addition to the requirement for the Board to require planting of street trees on all lots fronting on existing and new streets [§83-19B], the Findings requires the applicant to provide a 25-foot landscape buffer along Coleman Road at the rear of Lot Nos. 40 through 43 and along the east side of Lot Nos. 44 and 49. We recommend the landscape plan be provided at this time. The landscape buffers and street trees are shown on the grading and utility plan sheets – details have been included.*

4. Utilities:

## a) Districts

- *We recommend you discuss district expansion, relative to subdivision approval, with Attorney Naughton. The applicant's attorney will discuss expansion of the district with Attorney Naughton.*

## b) Material Specifications

- *The applicant provided technical specifications which should be reviewed by the Town Highway Superintendent and Contract Operator in consultation with our office. We await to hear from the Town and its consultants with regards to this matter.*

## c) Pipeline Markers

- *In instances where water mains and sanitary force mains are installed within easements, we recommend the installation of commercially available above ground markers to facilitate future pipeline identification. Utility markers have been added where appropriate and a detail has been added to Detail Sheet 3.*

## d) Water

- *The plans should include information regarding the abandonment of any existing wells not intended for development on Lot Nos. 2, 20 and 26 (i.e., identification of wells, well abandonment details). The three wells are indicated to be abandoned in accordance with current NYSDOH specifications and requirements.*
- *Rear portions of Lot Nos. 66, 67 and 68 are within 200-feet of Well No. 3. The plans should be revised to identify the proposed water quality easement and we recommend installation of signage or similar (e.g., fencing) to reduce the potential for future encroachments. The water quality easements have been shown on the plans for the respective lots.*
- *Since the water system is anticipated to be integrated into the Hambletonian Park Water District, we recommend the plans identify the proposed controls. We have received information from the Town that the water system at Hambletonian Park is controlled by controls designed and acquired from Aqualogics. To ensure consistency in the Town's system, our office has reached out to Aqualogics for the design of the control system on the project site to allow for easy incorporation into the Hambletonian water district.*
- *Water main serving Road C crosses Lot No. 68. The plans should be revised to identify a utility and access easement so the Town may maintain this water main in the future. The 12" water main crossing Lot 68 is contained within a portion of Town Lot #3 and within the proposed Stormwater easement. The easement has been revised to indicate Stormwater and Utility Easement.*

## e) Wastewater

- *Wastewater Pump Station No. 2 is located at the intersection of Coleman Road and Road C and may be visible from both roads. We recommend the applicant provide elevations of the proposed wastewater pump stations and landscape screening for your review. Evergreen landscaping buffer has been shown; attached is an image of the proposed pump station building exterior.*
- *The plans (Proposed Sanitary Sewer Information table) identify the slope for each sanitary sewer proposed. We note several sewers are proposed to be 0.40% which is the minimum permitted by NYSDEC. Since this provides no flexibility during construction, we recommend the applicant consider a design minimum of 0.50%. The 0.4% minimum slope complies with the Ten States Standards and NYSDEC requirements. The sanitary sewer system will be constructed per the plans. No need to revise the design minimum.*
- *The Drop Connection Detail specifies a 48-inch interior diameter. Since the interior tee and capped end will project into the interior diameter space, we recommend increasing the manhole interior diameter to 60-inches. Details have been revised to reflect 60" ID for drop manholes.*

- *The Air Release/Vacuum Release and Clean Out Manhole Details show four (4) inch diameter force mains and should be revised to correspond with the plans (2-inch and 2.5-inch force mains). **The air/vacuum release detail and the forcemain clean out detail have been revised.***
- f) Stormwater Management – A Stormwater Pollution Prevention Plan (SWPPP) was previously prepared for the project and submitted as part of the DEIS. As the project progresses, the SWPPP will be revised as necessary.
5. Miscellaneous:
- *Driveways – The Code requires driveways on lots with 100 feet or more of road frontage to be set back at least 10 feet from side lot lines [§97-40C(4)]. The applicant should confirm compliance. **All driveways on lots in excess of 100 feet wide comply with the requirement.***
  - *ESA Signs – Consistent with your prior practice, we recommend you consider requirements for Environmental Significant Area (ESA) signage at the boundaries of the proposed conservation easement areas. **Signage will be installed if required and as directed by the Planning Board.***
  - *Lighting – The SEQRA Findings indicate streetlights have been proposed at the request of the Planning Board. Further, if you determine street lighting is not warranted or may be detrimental, streetlights will not be required. This determination is to be made at the time of subdivision review. The Code requires streetlighting where lots are less than 15,000 square feet (approximately 0.34-acres) and where the Planning Board deems necessary, at intersections [§83-25A(8)]. If streetlighting is intended, the plans should show the proposed locations and fixture design [§83-23B(2)(k)]. **A lighting plan will be prepared if the Planning Board deems street lighting appropriate for this subdivision.***
  - *Utilities – The SEQRA Findings require all electric, gas, telephone and cable television lines to be installed underground. The plans should be revised to include a note in this regard. **A note has been added to the Grading and Utility plans as requested.***
  - *Sign & Seal – Future plan submissions should be signed and sealed by the design professional(s). **Plans have been signed and sealed as requested.***

Additional information will be provided as the project progresses. If you have any questions or require any additional information, please do not hesitate to contact me.

Very truly,

Lanc & Tully, P.C.



John Russo, P.E.