

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

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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:

Please find enclosed for your review the following as related to the proposed Maplewood Village at Goshen project, located between Craigville Road and Coleman Road in the Town of Goshen. We have also included a single thumb drive that contains the following documents in PDF format.

- 10 copies of the correspondence to The Planning Board dated March 25, 2022, which provides responses to the Town Engineer's comment memo of December 16, 2021.
- 10 copies of the plans titled "Maplewood Village at Goshen", last revised February 4, 2022, and consisting of sheets 1 thru 35 of 35.
- 10 copies of the plan titled "Cut/Fill Analysis – Maplewood Village at Goshen", dated February 4, 2022.

Based upon comments raised by the Planning Board at the December 16<sup>th</sup>, 2021 meeting, the plans have been revised as follows:

- Road "C" was shifted to allow for Lots 52 through 63, located on the south side of Road "C" closest to the Veterans Cemetery, additional room behind the proposed dwellings where possible for future back decks. The plans also call out a "100' No Construction Buffer – All Lots Adjoining OCVMC". This can be seen on Sheet 9 of the plan set.
- The dwellings on Lots 47 and 48 have been rotated so that they will now have access on to Road "C" instead of Road "D". This can be seen on Sheet 9 of the plan set.
- Sheet 9 of the plan set now shows the planting of trees along Coleman Road and the backs of Lots 40 through 43, and long the sides of Lots 44 and 49 and Coleman Road.
- Sheets 7, 8 and 9 show landscaping proposed along the roads.
- Snow storage easements have now been shown on the plans.
- The plans and utility profiles have been coordinated.
- Plans have also been revised based upon comments raised in the Town Engineer's memorandum of December 16, 2021.

A meeting was also held on February 11<sup>th</sup>, 2021, with the Highway Superintendent and Town Engineer to discuss the project further. The Town's water and sewer consultant was unable to attend, but the plans and technical specifications were provided to them for their review.

The applicant is requesting to be placed on the next Planning Board meeting in April to discuss the revisions and receive preliminary approval for the proposed project so that they may move forwards with submitting to the required outside agencies for their approvals. If you have any questions or require any additional information, please do not hesitate to contact me.

Very truly yours,

Lanc & Tully, P.C.



John Russo, P.E.