

TOWN OF GOSHEN
ENVIRONMENTAL REVIEW BOARD
June 8, 2022

The regular meeting of the Environmental Review Board of the Town of Goshen was called to order at 6:30 p.m. on Wednesday, June 8, 2022 at Town Hall.

Present: Neal Halloran, Building Inspector
Frank Leva, Building Inspector
Lou Adamis
Samuel Bergsohn
Marty Holmes
Carol Laskos
John Lupinski

Absent: Thomas Burnham, Chairman

Golden Stay Inn/Primrose Realty, LLC – 12-1-56: Application for site plan and special permit for lodging facility on 8.6 +/- acres along NYS Route 17M in the HC and CO Zones with AQ-6 overlay. **Revised Plans, SEQRA EAF Part 2 & Water Testing Protocol**

The Environmental Review Board made the following comments:

Water

- Determine the capacity of the culvert on the corner of 17M between Healy and Orange Raquet
- Currently water coming down the culvert on 17M when it rains ponds heavily in front of the residential housing and at the entrance where Cravings is located.
- The ditch is lower than the pipe currently and the pipe cannot manage the water volume coming down 17M.
- Planning Board should determine what is the difference in water usage impacts between short-term rental occupancy versus residential occupancy and evaluate water testing based on the larger usage impact.
- A swimming pool should be considered for the water study.

General

- Sidewalks should be required on road frontage as well as down the length of the driveway.
- Consider a bus stop.
- If bus stop is located up top, there should be a loop for a turn around.
- Lighting should line the entire length of the driveway

Plan Set

- May 17, 2022 letter to the Board, first page, fifth paragraph, describes a swimming pool. The project has been presented as having no swimming pool

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Traffic

- Consider turning lane into the proposed driveway
- Grating should be considered across the bottom of the entire driveway
- Signage installed to clearly mark entrance
- Lighting installed to clearly mark entrance

Snow

- What is the proposed snow treatment of the steeply sloped driveway?
- Where will the snow storage be located?

Accessibility

- What is the proposed handicapped accessibility for second-floor bedrooms?
- Need for elevators or a chair lift for second-floor recreation room.
- Consider handicap accessibility in case of a fire and/or emergency for second floor bedrooms and recreation area

Highway 17M Mixed-Use Development/Sunrise Commons/Tivoli Plaza – 12-1-57.2:
Application for site plan approval for two (2) mixed-use buildings with retail and service businesses, offices, and restaurants with upper-floor apartments on 10.5 +/- acres on NYS Route 17M in the HC and CO Zones with AQ-6 overlay. **Water Testing Protocol**

The Environmental Review Board made the following comments:

Screening

- The property line is significantly off the road. The current mature trees are in the DOT 50-foot right-of-way. Due to this, there is no guarantee that the trees will be maintained as they currently exist.
- Therefore, screening of this project should be planted on the applicant's property and not rely on the current trees in the right-of-way.

Water

- Discharge from Golden Stay project, then this project will run down to the Milmar Well
- Sanitary outflow should be brought down to the stream and discharged on this project's property, not adjacent property.
- Determine the largest impact of water usage for the water testing.
- Determine the historic water quality for this site.
- Determine the square footage of the restaurants, justify employees based on this and evaluate water usage for these commercial uses

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General

- There should be a second access for fire apparatus
- Daycares need an outdoor recreational area. This is not shown on the plans.
- Where is a school bus pickup for the daycare?

Snow

- What is the snow storage removal plan?
- Show snow storage areas on the plans
- What is the salt storage plan?
- Appropriate salt storage should be considered. The State and municipalities get salt before private industry. Proper on-site salt storage facilitates necessary snow removal in a timely and safe manner.

Traffic

- Consider turning lane in the project due to the large right-of-way in current existence.
- Handicap parking should also be in the back for the residences
- Consider EV charging stations

Adjournment

The meeting was adjourned at 8:10 p.m.