



April 20, 2023

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

Re: Site Plan for Duane Freeman
49 Axworthy Lane
Tax Lot # 5-1-66

Dear Chairman Bergus and Members of the Planning Board:

Please find enclosed the following:

- Fourteen (14) copies of plans entitled, "Site Plan Prepared for Duane Freeman", dated February 22, 2023 and revised April 17, 2023.
- Fourteen (14) copies of a completed Short Environmental Assessment Form
- Fourteen (14) copies of building plans prepared by MBSP Modular Building Systems of Pennsylvania dated January 30, 2023, last revised February 15, 2023 and signed by David Thomas Feeney, P.E. on March 3, 2023, along with supporting documents.
- Fourteen (14) copies of Signed and Notarized Planning Board Application form

These materials are provided pursuant to a building permit application made by Mr. Duane Freeman for construction of a new single family residence on the 138.9 +/- acre parcel. Because portions of the property are located within the Town of Goshen Stream Corridor and Reservoir Watershed District and the Scenic Road Corridor Overlay District, Site Plan approval by the Planning Board is required.

With regards to the Stream Corridor and Reservoir Watershed Overlay District, the stream and overlay area is located about 3,000 feet west of the proposed house construction. This is indicated on Sheet 1 of the Site Plan. The project will have no impact on the stream or stream corridor.

As Axworthy Lane is one of the roads in the Scenic Road Corridor Overlay District, the Site Plan depicts the location of the District boundary, as well as existing trees and treelines in the area of the proposed site disturbance. Additional tree plantings are proposed to buffer the view of the house from the road.

On behalf of the applicant, we respectfully request placement on the next available Planning Board agenda to discuss the project with the Planning Board and begin the Site Plan approval process.

If you have any questions or require any additional information, please do not hesitate to contact me.

Very truly yours,

Lanc & Tully, P.C.


David Higgins, P.E.

cc: Duane Freeman