

Memorandum

To: Town Board, Town of Goshen

From: Environmental Review Board

Date: 07/25/14

Re: Proposed changes for commercial uses in the town

At the request of the Town Board the ERB considered the existing zoning in the town as it relates to commercial uses. The purpose of this is to make more of the town open for commercial development beyond the limited areas and scope of the projects that are currently allowed.

There is very little area left in the town which is zoned HC, CO, and I. Further it should be noted that much of the land currently zoned that way is unusable due to wetlands, topography, or because it is currently owned by some form of government. There is also one privately owned landfill property which is unavailable for most development due to the restrictions placed on the use.

We would suggest that there be a new classification of zoning, government and protected properties. This would include all that land owned by the town, village, county, and state. It would also include parks and the land currently protected by easements held by the town and county through the PDR program as well as the Audubon Society land on Six and a Half Station Road. This would correctly show that much of the land along Route 17 M, west of the Village is unavailable.

We would then suggest that the town board look at all the parcels along the state and county roads in the town for inclusion in commercial uses. It is recognized that there are disadvantages and problems with strictly lineal commercial strips and therefore we also suggest that the land along

1. Hartley Road to Echo Lake Road,
2. Echo Lake Road from Hartley Road west to the town line,
3. Chechunk Road from Fletcher Street to the left curve prior to the residential uses,
4. Police Drive for the entire length,
5. Maple Avenue from 17M to Police Drive,

6. All of Six and a Half Station Road that is not otherwise zoned government or protected,
7. All of Route 17M currently commercial as is except the land currently owned by Hudson Valley Landscaping behind the two adjacent lots be added,
8. All that land located behind Cannon Hill Drive along the Wallkill River, of upland soils should be added,
9. The land on Gates School House Road adjacent to existing residential uses should be zoned RU.
10. Route 207 north of the Village should be added,
11. Craigville Road
12. Route 17M to the east of the Village and to a lesser intensity, the land north of the Heritage Trail on Old Chester Road.
13. Ward Road,
14. Harriman Drive, to the power lines
15. Route 94,
16. Route 17 A from Goshen to Florida, particularly from Pulaski Highway to Florida, and next to the Village of Goshen.
17. Pulaski Highway from 17 A to the town line, taking some precautions to save the current AI zone.
- 18.