

TOWN OF GOSHEN PLANNING BOARD

MAPLEWOOD LAWSUIT SETTLEMENT STIPULATIONS AFFECTING SEQRA

ADC Orange, Inc., the owner and developer of the property known as the Maplewood Village subdivision, has entered into a Stipulation of Settlement Agreement with the Town of Goshen in connection with a lawsuit filed by ADC Orange, Inc. Such Settlement Agreement effectively restricts both the developer and the Planning Board as to the uses and the layout of the improvements for the property, as do various provisions of the present Town Zoning Code. The following are various elements of the Stipulation of Settlement that will impact the actions of both the developer and the Planning Board. Any comments submitted in response to the State Environmental Quality Review Act ("SEQRA") draft Scoping Document, or any comments on the SEQRA Environmental Impact Statement, should consider these restrictions as to what are permissible areas of SEQRA study:

- The intensity of use for the development of the project on its 95.6 acres has been reduced from 229 dwelling units to a minimum of 90 dwelling units and a maximum of 103 dwelling units, provided that the land and associated regulatory limitations (*e.g.*, wetlands and associated buffers, endangered species, easements, availability of water and sewer services, and other physical land constraints) allow such development. Within the maximum of the 103 dwelling unit limit the following limits also apply:
 - (1) A maximum of 38 single-family residences only may be located on what is termed the Coleman Road portion of the project,
 - (2) A maximum of 55 dwelling units may be part of a Planned Adult Community that will be located near the boundary with the Town/Village Salesian park, and
 - (3) A maximum of 10 single-family residences only may be located on a cul-de-sac on Craigville Road across from Hambletonian Park.
- Either the Village of Goshen or a Town-created sewer district will provide the project with sewer service. The cost of sewer service infrastructure shall be the responsibility of the developer.
- The project shall be subject to the water testing protocols in effect prior to the Town's 2008 residential building moratorium.
- Two affordable housing units will be required to be constructed, and will be administered according to the Town Zoning Code regulations.
- The Scenic Corridor zoning requirements applicable along Craigville Road may be satisfied by screening and grading in a flexible manner that are in harmony with the goals of the Scenic Corridor regulations.
- No off-site improvements are required to be constructed or offered by the developer.