



GARLING ASSOCIATES

COMMUNITY AND DEVELOPMENT PLANNERS

MEMORANDUM

TO: Town of Goshen Planning Board
Neal Halloran, Town of Goshen Building Inspector
Sean Hoffman, P.E.
Richard Golden, Esq, and Kelly Naughton, Esq.

FROM: Edwin Garling

RE: Goshen Sports Complex

DATE: April 13, 2012

Our last review of this project is dated March 14, 2012. New plans dated April 2, 2012 were submitted since that date. As noted previously, the ZBA has prepared a decision to approve the requested variances, and these will have no impact on the proposed plans. The ZBA required a chain link fence with no slats, and a similar fence had been proposed by the applicant. Based upon our reading of the current plans, recent comments and Section 97-14D, there appears to be a common sense approach to screening and design. The opening paragraph reads, in part: "Where alterations to existing structures and business operations require special permit or site plan approval, they shall comply with these standard to the extent practical, i.e., full compliance shall not be required if it would impose unnecessary economic hardship or discourage property owners from improving their properties. The overall design goal is to maintain and enhance the landscape character of commercial development through landscape, layout and architectural standards."

Our prior comments were basically addressed in the new plans and the letter from Lehman and Getz dated April 10, 2012.

1. Chain link fencing. Chain link fencing is proposed to be vinyl coated with black or dark green vinyl coating. This appears to be in line with the ZBA approval.
2. Coated chain link fence is proposed and should be approved for the volleyball and tennis courts.
3. For the twelve parking spaces and additional parking to the rear in the new parking area, the applicant has proposed a guard rail of wood in front of the cars at the edge of the pavement which would screen the car grills and tires along with appropriate wetland trees hand-planted in the wetland and non-wetland areas in front of the parking area. The applicant shows a retaining wall, guiderail, and curb along with serviceberry trees.

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4. The landscaping is revised, but some of the numbers under “totals” must be corrected.
5. Our prior sign comments stand (repeated below in italics) and the signs have been cleaned up to some degree. We will discuss our prior comments at the meeting, but only one sign is proposed.

“The sign location has been shifted to be fully on the site and off the state highway property. It should be noted that: a) an existing non-approved sign relative to daycare will be eliminated, b) physical fitness has been added as a use, and c) the sign colors to be used are shown on the plans and have been revised back to four colors. This should be discussed by the Planning Board along with additional signs that have been added during the past few months. The property owner attended the staff meeting and confirmed that the non-approved signs and Match-Point signs on state property will be removed. Only one sign is proposed.”

6. The dumpster area enclosure details are provided as was discussed.
7. The applicant indicated that the architectural design of the addition would match the present structure. We need to see the wall and roof treatment and any windows that may be proposed. New plans are to be provided.
8. Composition of the unpaved access drive is to be provided.

Negative Declaration Adopted in 2004

A review of the Matchpoint Sports files between February 19, 2004 and May 19, 2005 shows the following approvals and conditions of approval. A formal resolution, as would be prepared currently, did not appear in the files.

At the meeting of February 19, 2004 a Conditional Negative Declaration was discussed. Conditions were:

- 1) A traffic review after one year of operation – To be addressed with any new SEQRA determination.
- 2) Results of water drawdown tests to be provided to both the Planning Board and Orange County Health Department. Has this been done?
- 3) A small amount of artificial wetlands near the existing culvert discharge will be provided on the map. How will this be addressed?
- 4) Removal of an existing construction and demolition debris dumping site, under the direction of the NYSDEC, will remediate an existing environmental condition on the site.

A few months later there is reference to a revised plan and finally on May 19, 2005 a resolution was adopted approving the site plan. The minutes provided as conditions of approval that any more than the 0.04 acres of wetland disturbance would have to be review by the ACOE and that approval was subject to the outside agency approvals of the NYSDEC, NYSDOT and OCHD.

The above comments represent our professional opinion and judgment, but may not necessarily, in all cases, reflect the opinion of the Planning Board. Please revise your plans to reflect these comments with the understanding that further changes may be required. In all cases the requirements of the Zoning Law and Subdivision Regulations shall be adhered to by the applicant and shall be shown on the plans. Where variances to the Zoning Law are required or where waivers from the Subdivision Regulations are needed, specific requests shall be made to the Planning Board for a waiver or for referral to the ZBA.

These comments are prepared based on current zoning and subdivision regulation requirements. Any change in those regulations prior to final approval of these plans could require revisions beyond the scope of our existing comments.
