

**ENVIRONMENTAL REVIEW BOARD  
MINUTES OF THE MEETING  
March 8, 2006**

**MEMBERS PRESENT**

Phil Dropkin – Acting Chairman  
Wallace Gantter  
David Gawronski  
Carol Laskos  
Norman Stein, MD  
John Swift

**ALSO PRESENT**

Neal Halloran, Building Inspector

**ABSENT**

Susan Cleaver , Ex Officio

**I. CALL TO ORDER**

The regular meeting of the Town of Goshen Environmental Review Board was called to order at 6:30 pm on Wednesday, March 8, 2006.

**II. MINUTES**

The minutes of the February 8 , 2006 meeting were approved as submitted upon motion made by Mr. Gawronski, seconded by Mr. Gantter.

**III. AGENDA ITEMS**

**Maplewood**

Mr. Halloran explained that this applicant has been working to come up with a hamlet design for a portion of the Salesian property. They have now submitted a design that appears to be the best possible given the constraints. Joel Russell and other planners are reviewing the plan. At this time the applicant is asking the PB to comment on whether they find the layout reasonable. There are large portions of wetlands throughout and there has been a great deal of controversy regarding the increase in traffic in this area.

The design has some components that have not been seen before. There is a proposed commercial building, 2 mixed-use buildings and a small plaza. They expect to have a “deli-type” store on the site, which should mitigate some of the traffic in the Village. Most of the units are townhomes or condo style. There will also be an area of single-family homes. Mr. Gantter asked about the proposed connection to the VA Cemetery. Mr. Halloran explained that this was created because at one time the County asked for a second entrance. It would be locked and used only when necessary.

Comments on the overall plan are as follows:

- 1) The bird watching area is a positive aspect. Will there be an impact on the wildlife caused by lighting etc.
- 2) The are providing a community water system. Mr. Gawronski asked about the affects on other areas. He suggested that the Town should consider the cumulative impacts on the aquifer. For reasons of health and safety, when can the Town step in and limit development. Mr. Halloran noted that if the Town sees total build out of these many projects there could be a problem.

Mr. Dropkin suggested the following:

- 1) As this is part of a large amount of development in this Craigville Rd. area, the traffic impact analysis should be done in the aggregate to include the other projects.
- 2) The PB needs to review the possibility of charging the developer to help with traffic mitigation. We have asked this question previously and do not have an answer yet.
- 3) There will be a tremendous impact on the schools. The PB should look into the possibility of a dedicated fund required from the developers to help finance the construction of a new school or an addition to the existing.

Mr. Halloran believes that the only impact fees that are allowed are on recreation fees. We charge \$3000/unit. He noted that in meetings with the School District, the district has stated that they are looking for land for a new elementary and/or high school. It is difficult to bond land and school building, so they are hoping someone will donate the land. Mr. Dropkin asked if there is a cap on the rec fees and emphasized that school fields etc. are considered recreational facilities. There is no cap, however Mr. Newbold stated that Goshen has the highest rec fees in the County and it would be difficult to justify an increase. Mr. Dropkin suggested the following:

- 1) The PB consider increasing the amount and applying a portion to the schools to use for their rec fields.
- 2) The Town may want to look at a joint venture with other townships to form a regional school.
- 3) Connect the road at the rear of Craigville Park through to Old Chester Rd. This could also be tied to recreational use and therefore could use a portion of the rec fees.

He further noted that a large portion of the traffic problems in this portion of Town is generated by parents driving their children to school. Mr. Swift

suggested that the developer of Maplewood be approached to donate a portion of their frontage for a turning lane. The members agree that they should consider obtaining r.o.w. agreements from developers for use to mitigate traffic impacts

Mr. Halloran explained that the Heritage Estates project is considering extending Brookside Dr. and that could connect to the road thru the Park. The PB is also considering connecting thru roads in Hambletonian Park via Arthur Pl. and/or Bridle Path.

The TB is very concerned with the traffic impacts and will probably commission the consultants to do an overall traffic review for the Town. An overall study would carry more weight toward convincing developers to contribute a proportional share toward traffic mitigation, i.e., turning lanes, lights etc.

Mr. Halloran also advised the board that there have been meetings with the DOT and they have stated that Route 17A will remain 2 lanes. They may add some turning lanes and 1 or 2 lights, but that is the extent of their plans.

**Sawyer Farm Subdivision - 17-1-31.31** 24.8 + acres, 4-lot subdivision located at 178 Maple Ave in the AI zone with an AQ3 & scenic road corridor overlay.

This is located next door to a working horse farm with a racetrack. Ms. Laskos noted that the area is beautiful and questioned that they are considering developing this portion. The PB needs to be reminded that there may be problems with homes located this close to a working horse farm. The buyers of these homes will have to be made aware of their closeness to the farm. This is still in the sketch phase so the ERB has no other comments at this time.

**Station Office Plaza - 10-1-56.1 - 3.29 Acres**

The applicant has submitted a revised plan. They have found that they will have to be a public water supply so they need specific buffering around the well site. They need ownership of 100' radius and control of 200". The applicant is working with the Hendler applicant as they will not be using the portion nearest the location of the well. The Hendler development will be providing their own water supply and plans to hook into the Village sewer system. This applicant also plans to hook into the sewer system in the future.

The applicant is removing one of the buildings from the plan for the well and the existing barn. Mr. Gawronski suggested that they try to preserve the barn for it's historic nature. He also noted that the area should be tested for nitrites and nitrates. The members recommend that the PB consider the following:

- 1) The removal of a number of trees may impact the wildlife in the area, especially the bird sanctuary.
- 2) The area is very visible and the buildings should have a barn-like appearance.
- 3) The applicant should consider preserving the existing barn.
- 4) More landscaping detail is needed especially in regard to the number of trees to be removed.
- 5) The applicant should submit more detailed visuals, elevations, colors of materials etc.
- 6) Since no conservation analysis is required, possibly they could request a constraints analysis.
- 7) Due to the closeness to the bird sanctuary, the ecological impacts of all the projects in the area (Hendler, future 911 center etc.) need to be carefully reviewed.

#### **Prospect Hill -**

Mr. Halloran stated that the applicant is continuing to refine their plans. Mr. Gawronski noted that they are planning to save and move the existing barn. One of the PB's concerns is that there are no thru roads connecting to adjoining properties. There is only one ingress/egress. They are considering a couple of options. The plan has no provision for a commercial entity. They felt they could not provide this due to the lack of connecting roads. The applicant also has to prove they can supply adequate water. The impact on traffic will also be an important factor. Mr. Dropkin asked for copies of the scoping document for the members.

**Rte 17M Storage - 12-1-103.5** - 3.75 acres, located on 17M & Musket Rd. in the I zone with an AQ3 overlay.

Mr. Halloran explained that a great deal of wetlands have been found on the property. The applicant is planning to mitigate by moving the wetlands to an adjoining piece that they own. They need to obtain ACOE agreement on this plan. The ERB has no comment at this time.

**Nextel Communications - 11-1-45** 45 acres located at 338 Harriman Dr. in the RU zone. Co-location on an existing tower.

The ERB questions why they cannot use the areas in the central section of the tower, They have not demonstrated the need to increase the height.

**Fordham Unviersity 5-1-58** - 10.6 acres located at 3 Wood Rd in theRU zone with an AQ6 overlay, for religious/charitable and education use for a proposed retreat house.

Mr. Halloran gave an update on the plan. Mr. Dropkin suggested that any agreement regarding numbers of attendees, number of weekends, hours of operation and other restrictions etc. should be memorialized in writing, so that the PB and the Building Inspector have a means of enforcement. Mr. Swift noted that this could take the form similar to a restrictive covenant. Mr. Dropkin also emphasized that a retreat is not strictly religious in nature. There is often a recreational component and possibly the Town noise ordinance could be useful as an enforcement tool.

The possibility of sanctions was noted and any agreement should state the potential sanctions. Mr. Swift suggested that rather than a monetary sanction, the Town could stipulate that they lose a retreat day for certain infractions. The issue of whether this use can be justified as "fitting into the neighborhood" was discussed.

**Gary Job 20-2-16** 2.0 acres located on Industrial Dr. in the CO zone with an AQ3 overlay.

Mr. Halloran noted that this plan for a warehouse has had issues with wetlands, and they are still working with the DEC. Mr. Gantter noted that there does not appear to be an access to the septic area, which is on an isolated portion of the wetlands. The PB should ask for a permanent access for maintenance purposes.

Adjournment: The meeting adjourned at 8:30pm upon motion made by Mr. Gawronski, seconded by Mr. Gantter.

Philip Dropkin  
Acting Chairman

Notes prepared by Linda P. Doolittle