

**ENVIRONMENTAL REVIEW BOARD
MINUTES OF THE MEETING
April 11, 2006**

MEMBERS PRESENT

Phil Dropkin – Acting Chairman
David Gawronski (late arrival)
Carol Laskos
Norman Stein, MD

ALSO PRESENT

Neal Halloran, Building Inspector

ABSENT

Wallace Gantter
Susan Cleaver , Ex Officio
John Swift

I. CALL TO ORDER

The regular meeting of the Town of Goshen Environmental Review Board was called to order at 6:30 pm on Tuesday, April 11, 2006.

II. MINUTES

The minutes of the March 8, 2006 meeting were approved as submitted upon motion made by Ms. Laskos, seconded by Dr. Stein.. Mr. Dropkin asked if the PB has followed up on the suggestion that the ERB made regarding the possibility of charging the developers for traffic mitigation. Mr. Halloran stated that the only impact fees that can be charged are rec fees. However, he feels that the TB is hoping that once the new town-wide traffic study is completed, it may be possible to have the developers share in some of the cost of mitigation. Mr. Dropkin asked if they could also be asked to pay for part of the global traffic study. It may be possible.

III. AGENDA ITEMS

FERRANTE –

Mr. Dropkin noted that this applicant has submitted a habitat suitability study and they have recommended monitoring plantings etc. for a five-year period. Who would pay for this monitoring and how it would be reported is not mentioned. The Board recommends that a written report of this monitoring should be presented at the expense of the owner along with an affidavit swearing to the accuracy of the report. This would give the Town assistance with enforcement.

Mr. Halloran noted that the new regulations for SWPPP require weekly review and many times this is overlooked. Possibly a similar requirement could be made in this instance. He noted that Matchpoint Sports is the only current project that is consistently filing reports with his office.

GARY JOB, Industrial Dr.

Mr. Halloran explained that this applicant is proposing the construction of a storage warehouse on 3+ acres. There are wetlands on both sides and in the rear. The only space for the septic system is in the rear on a high point in the middle of the wetlands. They have sent their plans back to the DEC for a wetlands disturbance permit. The ERB has no comment at this time.

CRYSTAL DEVELOPMENT

This is a project for storage in the black dirt area. The applicant would have a warehouse in the rear with office space in the front. They are putting in a new septic system. The occupant of the building is a contractor for radio towers and this type of equipment will be stored on the property. They show 12 parking spaces with 5 in reserve. The code requires 17, however they do not feel they will need them all. The PB asked that they provide the space in reserve in case they should need them in the future.

Mr. Dropkin noted that the landscaping could be improved. The ERB requests a double row of evergreen trees along Pulaski Highway to be maintained and replaced if necessary by the applicant.

PROSPET HILL

Mr. Halloran advised the members that this applicant has been informed that they cannot obtain water or sewer from the Village of Florida. Therefore, they will be requesting to construct a sewer package plant on site. He noted that Ms. Cleaver has expressed concern that this would be discharging into the same stream into which the Muhlrud plant discharges. She feels the current condition of the needs to be study as this could have a significant impact on that stream.

It is also noted that the PB requested visual simulations from the applicant. They PB has picked 5 of the 6 presented for further review.

IV. OTHER

Discussion was held regarding the hamlet districts and the need for thru roads. Mr. Halloran explained that the Town Board has been reviewing the Hills of Goshen, Hambletonian Park and some other areas and it appears they are not in

favor of the creation of thru roads. He also noted that they are reviewing the entire zoning code. He noted that some of the prospective developments have already found that they cannot obtain the necessary water and have had to downscale their plans.

CONTINUING EDUCATION CREDITS

The members were advised that they need to obtain 6 hours of credit. There are some courses being offered soon at BOCES. They should contact Mr. Halloran if they wish to attend.

Adjournment: The meeting adjourned at 7:35pm upon motion made by Dr. Stein, seconded by Ms. Laskos.

Philip Dropkin
Acting Chairman

Notes prepared by Linda P. Doolittle