

**ENVIRONMENTAL REVIEW BOARD
MINUTES OF THE MEETING
May 10, 2006**

MEMBERS PRESENT

Phil Dropkin – Acting Chairman
Wallace Gantter
Carol Laskos
John Swift

ALSO PRESENT

Neal Halloran, Building Inspector
Susan Cleaver , Ex Officio

ABSENT

David Gawronski
Norman Stein, MD

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, May 10, 2006.

II. MINUTES

The minutes of the April 11, 2006 meeting were approved as submitted upon motion made by Mr. Gantter, seconded by Mr. Dropkin.

III. CORRESPONDENCE

A letter was received from AKRF with comments on the Heritage Estates DEIS. Mr. Halloran noted that comments regarding the completeness are needed prior to next week's meeting. The members are asked to review the documents as soon as possible.

A letter is also received from Holly O'Hern, representing Citizens Who Care regarding the Al Turi Landfill. She has found that the ground water testing shows levels much higher than those allowed by the DEC. Mr. Dropkin suggested this be referred to the Town Engineer and Attorney. Mr. Halloran stated that Mr. Cappello would draft a response.

IV. APPLICANTS BEFORE THE PLANNING BOARD

HENDLER - 10-1-56.2 & 56.3 & 56.4 91.1 acres located on 6 1/2 Station Rd. and Cheechunk Rd., in an RU & CO Zone with an AQ6 and scenic road overlay for a Planned Adult Community and 8-lot residential subdivision.

Present for the applicant: Ross Winglovitz

Mr. Winglovitz is present tonight to answer any questions the ERB members may have. The applicant would like to be sure that all the issues are addressed in their DEIS. This application for 154 Active Adult Units has been before the PB for about a year and a half and has been through several iterations. They also propose 7 single-family residences on another portion of the property. There is a large wooded area that will be left open in a conservation easement. The area along 6 1/2 Station Rd. is in a scenic corridor. Mr. Dropkin asked how close the nearest unit would be to that road. Mr. Winglovitz responded that it would be approximately 650' from that road. There will be a large boulevard entrance with a clubhouse and pool area. The nearest unit to Cheechunk Rd. is approximately 150'. There federal and state wetlands on the property. They have been delineated. The state areas have been approved and they are waiting for the ACOE to walk the site. There are 2 wells on the property -dug in the 80's. The recent testing shows no impact on the neighboring wells and the quality testing has been submitted for review. A full Part 5 will be done.

The applicant plans on having an on-site sewer plant with discharge into the wetlands, or they will obtain an off-site permit to connect to the Village system. If they have their own sewer plant, a new sewer district would have to be formed. Ms. Cleaver noted that the Town Code calls for base line testing of the receiving stream to be sure the discharge is acceptable. The applicant has completed a traffic study, which shows there will be little impact because it will be senior housing. Some improvements to signage and stripping were suggested.

Mr. Gantter asked about the water storage facilities. Mr. Winglovitz replied that there would be a new tank similar to the existing one for the jail. It would be approximately 80' high. Mr. Halloran asked how the height would compare to the existing trees. There is no question that there will be a visual impact and the applicant will be studying this. Ms. Cleaver asked if they could have a wider, shorter tank. The height of the tank and the weight of the water are necessary to maintain the pressure. Mr. Winglovitz noted that the domestic pressure needs are not the problem, it is the pressure needed for fire protection that is of importance and two types of pumps would be needed. If they used a shorter tank, they would need to have pumping facilities, which is more expensive to install and to maintain.

Mr. Gantter asked if they could decrease the number of units near the tank, could they put it lower. Mr. Winglovitz responded that would only gain them about 10', which would not help much. Mr. Halloran pointed out that the Town might end up with ownership of the system. They already have four water districts and it has become common practice for a developer to operate the system for a period of

time and then stop maintaining the system. The DOH then looks to the municipality to oversee the operation. Mr. Dropkin suggested that the PB look closely at recommending a shorter tank with pumping facilities. Mr. Winglovitz noted they did try to tuck it into the tree line.

Mr. Halloran asked if the applicant has monitored the neighboring wells. They monitored everybody who responded "yes" - approximately 20 homes - including the County and there was no draw down effect. Mr. Swift asked about the size of the units. They will be two bedroom, two bath units. Ms. Cleaver asked if they plan on erecting sound barriers. She believes there are new regulations (either State or Federal) regarding the need for barriers. Mr. Halloran noted that the impact of exterior lighting, i.e., porch lights has also been discussed. The impact on the bird sanctuary was also mentioned. Mr. Winglovitz stated that they have looked at various view sheds and addressed the issue of impact on the bird sanctuary. They do not plan to erect any sound barriers. They have also reviewed studies of endangered species. Mr. Dropkin emphasized that the water tower will dominate the skyline and is of major concern. The applicant needs to consider some type of mitigation, i.e., lower in height with a pump system.

The Village is not offering hook up to the water system at this time. Mr. Dropkin also noted that steepness and runoff issues would be a concern that needs close review. Mr. Winglovitz noted that they would have to meet the SPDES requirements for storm water quantity and quality. There will be a storm water management plan for capturing the runoff and directing the flow into the ponds for treatment. Ms. Cleaver noted that the Rio Grande is a receiving stream and the applicant should test it also.

Mr. Halloran asked how far the project is set back from the wetlands. The closest is approximately 110'. They are meeting the 100' set back regardless of whether it is State or Federal wetlands. Mr. Halloran also noted that the applicant is providing 15% affordable units. Ms. Laskos asked about the single-family homes. They are part of the project, but not part of this application. Mr. Dropkin asked if the roads would be dedicated to the Town. No, they will be maintained by the HOA. Mr. Winglovitz presented a rendering of the proposed buildings. The members were pleased with the architecture.

Maplewood (Salesian Village) 8-1-48 - 94 acres, Hamlet residential and open space subdivision in the HR & RU zone with an AQ6, scenic road, and stream corridor overlay.

Mr. Halloran explained that the scoping comments for this project are due by next week's meeting. The PB will be holding a Public Scoping Session on 5/18. Mr. Dropkin noted that if an issue is not raised in the Scoping Document then it would

not be discussed in the FEIS, therefore it is important that all issues are raised at the Scoping Session. Mr. Halloran noted that the document would be presented next week, but the members will have an opportunity to provide their input. He will be sure that copies of the draft are given to the ERB.

Mr. Halloran explained to the members that this project on Craigville Rd. is a hamlet design. The PB asked for more commercial entities. The traffic is the major issue as Craigville, Coleman and Route 207 are the worst intersections shown in the traffic study. Maplewood, Hambletonian Park and Heritage Estates undertook a combined traffic study. The members discussed the issue of thru roads in Hambletonian Park, which has been reviewed at numerous public meetings. The residents do not want any thru roads in their community. Ms. Laskos noted that until the traffic problem is resolved it appears they are at a stalemate. Mr. Halloran stated that the Town will be initiating a town-wide traffic study, but can the current the projects be held up while waiting for this traffic study to be completed.

Mr. Gantter asked what this study would show us. Mr. Halloran stated that it is hoped that it will show the problems and the ways to mitigate. Then the Town may be able to pass on the cost of these mitigation measures to the developers. Mr. Swift asked if it would help if the County staggered their work hours. This has been raised, but the Union needs to be consulted.

Hamlet at Goshen 11-1-46 272.78 Acres located on Harriman Dr. & Conklintown Rd. in the HM & RU zone, with and AQ6, AQ3, stream & reservoir, and Scenic Road Overlay.

This is a new possible project between Harriman Dr. & Arcadia Rd. When this is added to others in the area, there is the potential for approximately 730 units in that area. Mr. Halloran emphasized that each development needs to be able to prove they have an adequate water supply. The ERB has no comment at this time.

JPH Project Management Limited 13-1-84.1 41 acres, located on Peachtree Lane in a RU zone with an AQ6, AQ3 and scenic road corridor overlay.

The members noted that the roadway in this area is very limited. Mr. Swift pointed out that the intersection with Route 17A is very dangerous. Mr. Halloran explained that he met with the DOT a few months ago and they have no plans to make the road 3 lanes. There may be some turning lanes added. They also may design some "right turn only" intersections. The ERB has no comment at this time.

Kolk 11-1-98.6 10+ acres, subdivision located on Rte 17M and Old Chester Rd in the RU zone with an AQ6 & scenic road corridor overlay.

This project will have 3 homes and they are currently working on the Conservation Analysis. The ERB has no comment at this time.

Adjournment: The meeting adjourned at 8:30 pm upon motion made by Ms. Laskos, seconded by Mr. Swift.

Philip Dropkin, Acting Chairman

Notes prepared by Linda P. Doolittle