

**ENVIRONMENTAL REVIEW BOARD
MINUTES OF THE MEETING
May 11, 2005**

MEMBERS PRESENT

Phil Dropkin, Chairman
Wallace Gantter

ALSO PRESENT

Susan Cleaver
Neal Halloran, Building Inspector

ABSENT

David Gawronski
Frank Gillis
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 11, 2005.

II. MINUTES

The minutes of the April 13, 2005 meeting will be reviewed at the next meeting when the rest of the members are present..

III. TOPICS

Hendler, - 10-1-51.2 & 52.3 & 52.4 - 91.1 acres located on 6 1/2 Station Road and Cheechunk Road, in an RU& CO zone with an AQ6 and scenic road overlay, for a Planned Adult Community and 8-lot residential subdivision.

It is noted that some of the copies are different and they do not have as much information on them. The members are very concerned about the second driveway as it is located on a curve. There is very limited sight distance, which poses a question of safety. There is also another section of single-family units (7-8) on a cul de sac also with the road coming out on the curve.

Mr. Halloran noted that the view will be very obvious from Route 17. Therefore lighting on the outside of the buildings will be very critical. The homes will be on a hill that nearly abuts Route 17. Noise impact will also be a major concern for the residents. Mr. Gantter suggested a sound barrier with appropriate plantings for noise abatement and to address some of the visual impact. This barrier could be along Route 17 or along Cheechunk. Mr. Dropkin suggested that the applicant work on some computer enhanced drawings to illustrate this type of barrier. Ms. Cleaver asked if they could use berms with tree plantings (evergreens) to help

lessen the noise and visual impact. The applicant should review these alternatives.

Mr. Dropkin noted that the PB needs to be cognizant that the plan needs ADA requirements. The PB should also recommend to the applicant that the area should have heavy vegetation to lessen the impact of sound, and lighting. Mr. Halloran noted that the PB is beginning to question if the area is appropriate for senior housing due to its' steepness. Also, this is in the Hamlet Design Zone and needs to conform with those requirements, which this does not.

Ms. Cleaver asked if there will be a sewer problem due to the steepness. The applicant is hoping to hook into the Village system, They have their own water. Mr. Gantter noted that the residents will not be able to walk around the area, which defeats the purpose of the hamlet design. Mr. Dropkin suggested they consider fewer units with more of a common area.

Slesinski 19-1-121, 1-lot subdivision located off of Chestnut Lane in the RU zone, with a AQ3 overlay.

Mr. Halloran explained that they are carving out around an existing dwelling. There is a pond on the corner of Arcadia and Conklintown Roads, which may have some threatened species of wildlife. They have been able to show that lot 2 can support a well and septic for a home. The ERB has no comments at this time.

Hot Diggity Dog 18-2-11, located on Rte 17A, in the HR zone, with an AQ3 overlay, site plan approval.

Mr. Halloran explained that this applicant has been operating under a Peddler's Permit for several years. The Town Board has concluded that peddlers who are on private property have to come in for site approval. There is a question of restroom facility and dumping capacity.

The members concur that the PB should ask the applicant to provide the following:

- 1) Ingress/egress with sight distances
- 2) Plan for solid waste disposal
- 3) There can be no porta-johns without approval
- 4) Signage needs to be shown
- 5) Landscaping (possibly with planters) should be considered
- 6) Trailer must be maintained in good looking condition and comply with any other governmental agency specifications, i.e., Health Department

Mr. Halloran stated that Karpy (owner of the property) is considering coming for overall approval of the site, as he has allowed others to peddle/vend on his property in the past. If he does so, the above items need to be addressed and a rendering should be supplied to enable the boards to judge the aesthetic impacts.

The members emphasized that the Town should “level the playing field” between peddlers and shopkeepers regarding taxation etc. Shopkeepers with buildings to maintain and taxes to pay should not have to bear the competition from peddlers who only need to pay the permit fees.

Glenview Hills 20-1-28.22 & 31.1 1.238 acres, located on Rte 94, in the CO zone with an AQ3 overlay, lot line change.