

**TOWN OF GOSHEN
ENVIRONMENTAL REVIEW BOARD
OCTOBER 12, 2005**

MEMBERS PRESENT

Philip Dropkin, Acting Chairman

ABSENT

Susan Cleaver
Wallace Gantter
David Gawronski
Frank Gillis
Neal Halloran
Norman Stein, MD

I. CALL TO ORDER

As Mr. Dropkin was the only member in attendance, he dictated his notes regarding the materials that were mailed to the members. Mr. Gawronski spoke to the secretary via phone and will e-mail his comments for inclusion in this report.

II. MINUTES

Due to the lack of a quorum, the minutes will be reviewed at the next meeting. It is noted that they were not included in the mailing and they should have been.

III. AGENDA ITEMS

ATLANTIC FIBER OPTIC CORP. 18-2-10 2+/- acres, located on Orange Farm Rd. in an HC zone with an AQ3 and scenic road corridor overlay.

Mr. Dropkin stated that the PB should take a closer look at the proposed plantings in as much as what is being offered currently is "no landscaping". There should be a double row of evergreens on either side in order to allow for the area to be fully screened. There is one row of existing trees and there should be two.

No lighting is shown on the drawings. This should be included in the final plans. As noted in previous comments from this Board, the applicant should use earth tones on the exterior of the building. There also appears to be limited sight distance from the driveway shown. The maps show 500' in one direction and 375' in the other. This could present a safety concern.

Mr. Gawronski commented as follows: 1) The cupola should not be optional, it is a good touch and 2) rural (barn-like) architecture is preferred.

DICKERSON 13-1-69 92.90 acres, 2-lot subdivision located on Dunmore Lane in the RU zone with an AQ3, AQ6 and scenic road corridor overlay.

The ERB has no comments at this time, as there appears to be no environmental issues affected

Mr. Gawronski recommended that a clause be added regarding the “preservation of historic buildings.” Also, there should be a note stating that no further subdivision of Lot 1 be allowed. He questioned the lines drawn for Lot #2. It appears that the view will be greatly impaired coming off of Lower Reservoir Rd. He asks for clarification of the lines for the subdivision and the need to preserve the open space along Route 17A, although it does appear to be the best house placement.

GOSHEN SELF-STORAGE 12-2-37 6.57 acres, located on 17M in an I zone with an AQ6 overlay.

Mr. Dropkin asked that the PB consider more trees on Cannon Dr. Oak trees are shown on the plan and they are insufficient in numbers. They should be evergreen and more thickly planted. The PB also needs to require a maintenance agreement regarding re-vegetation.

The 9/22 letter from Pietrzak and Pfau mentions that a pond liner will be provided for the proposed treatment pond, which would hold permanent pools. Mr. Dropkin asked if this is desirable, since the pools could become breeding grounds for mosquitoes, if not properly maintained. If this type of facility is going to be provided, a maintenance agreement needs to be set up.

Mr. Gawronski recommended that the building design be barn-like, i.e., cupola and other rural architectural details.

MAKUEN - 13-1-10.1, & 10.2, 96-07 acres located in the RU & CO zones with an AQ6 and scenic road corridor overlay, located on Route 17A, next to the Village. This is a 4-lot subdivision apparently proceeding under the small scale subdivision section of the code.

This appears to deal with lot line changes. There are no comments at this time. Mr. Gawronski also asked for rural architecture, i.e., farmhouse, retro Victorian for this project.

NORTHGATE HOLDINGS

This appears to be a request for 10 homes on 34 acres with open space provided as common area. Mr. Dropkin noted that it appears to be attractively laid out and has no comments at this time.

Mr. Gawronski suggested that the plans show a more “natural looking” stormwater basin with vegetation, landscaping, stream stones. He also suggested that the lots be rearranged to allow for “Traditional Neighborhood” look.

ROUTE 17M STORAGE 12-1-103 3.75 acres, located on 17M and Musket Rd., in the I zone with an AQ3 overlay.

The applicant needs to provide more evergreens along Route 17M. Lighting also needs to be addressed and should be downward directed. The buildings should be earth tone on the exterior to fit in with the existing buildings.

Mr. Gawronski suggested that the building design be more barn-like, i.e., cupola and other rural architectural details. He noted that the landscaping plan is improved.

PROCHASKA - 22-1-61 - 17.2 acres minor 4-lot subdivision located on McNamara Lane in the AI zone with an AQ3 overlay.

Mr. Dropkin stated that the PB has addressed this project fully at their 9/15/05 meeting and the ERB is in full accordance with their findings.

Mr. Gawronski expressed concerns regarding the adjacent agricultural lands. The plans should show concurrent and post construction plans to prevent stormwater runoff from the driveway and a note should be added to specify the use of non-bituminous sealant on driveway.

Philip Dropkin
Acting Chairman

Notes prepared by Linda P. Doolittle