

**ENVIRONMENTAL REVIEW BOARD
MINUTES OF THE MEETING
December 14, 2005**

MEMBERS PRESENT

Phil Dropkin – Acting Chairman
Wallace Gantter
Norman Stein, MD

ALSO PRESENT

Neal Halloran, Building Inspector
Susan Cleaver , Ex Officio

ABSENT

David Gawronski
Frank Gillis

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, December 14, 2005.

II. MINUTES

The minutes of the November 9, 2005 meeting were approved as submitted upon motion made by Ms. Cleaver seconded by Mr. Dropkin.

III. TOPICS

Hambletonian - 8-1-12.221 - 23.4 +/- acres, located on Upper Magic Circle in the HR zone with an AQ6 overlay.

Mr. Halloran explained that the traffic study shows several intersections will be impacted. The 239m has been received from the County suggesting that Arthur Place and Bridle Path be open to thru traffic. Neither the Town PB nor the Village PB are in favor of Arthur Pl. becoming a thru road as the section in the Village is very steep. A vote of a majority plus one will be needed to overrule the County on this matter.

It is felt that Arthur Place be at least a paved pedestrian/bike way, which would be maintained by the developer or HOA. Mr. Dropkin asked if they plan to have a second access. The developer plans on using Bridle Path as the Fire Department is in favor of this route.

The members reviewed the site plan map. There is one central road from Lower to Upper Magic Circle showing center islands and bump outs to slow traffic. The garages are in the rear with access from alleyways, which will be owned by the HOA. There is one area with four houses on one lot. The members question the ownership for these homes. It is also noted that four parking spaces are placed in the front of these homes. They suggest this be reconfigured so that parking could

be in the rear. Mr. Halloran noted that the consultants are still reviewing the layout.

Questions were asked regarding the infrastructure in the existing portion. Mr. Halloran stated that this new section would have all new piping etc. Ms. Cleaver noted that the residents of the old portion have voiced opposition in the past. Trucks coming thru the older portion have caused many water and sewer line breaks. The Town Board is reviewing plans to replace the lines in this portion. Mr. Dropkin asked if the new residents would be adding to the faulty system. It appears that sewer lines will not be impacted as the effluent will go out in the direction of Bridle Path. If there is impact on the older section there should be some sort of special assessment.

The ERB recommends that the PB ask if this new section will cause an added burden on the existing faulty infrastructure.

In regard to the use of Arthur Place, possibly they could consider opening it to traffic if they directed traffic to turn left on to Marie Terr. and then down to the Village. The PB would most likely ask that Arthur Place be a public r.o.w. for future dedication if needed.

Mr. Halloran reported that it appears there is no problem with water capacity from the wells, but there may be an issue regarding storage. They may have to build a new tank. If that becomes necessary, the ERB recommends that the PB ask the applicant to be aware of the visual impact during all seasons of the year.

Mr. Dropkin asked if the applicant is considering any commercial aspect for this project. Not at this time, as he does not own property on Bridle Path and that would be the best place for it. Mr. Halloran explained that Heritage Estates is giving this applicant construction access through Bridle Path and then they may be able to obtain some land for CO use.

Ms. Cleaver noted that one of the reasons for the crumbling infrastructure in the older section is the trucks coming in to the area. Should the developer consider prohibiting pools in this new portion to avoid water trucks coming in until the piping is repaired?

Mr. Dropkin asked about the four ponds shown on the plans. They are for storm water detention. Ms. Cleaver asked if we could ask the developer for a safe skating rink. They are close enough to the Village and this could be part of the required open space. Locations for this were discussed. Mr. Dropkin asked if a rink could be provided in Craigville Park. In that case, could a special assessment be levied to the applicant to pay for this? The ERB suggests that the PB check

with Mr. Cappello on this possibility. It was also suggested that there be a runoff area set aside from one of the detention ponds for skating.

Taylor - 20-2-17 - 2.134 +/- acres, located on Industrial Drive in a CO zone with an AQ3 overlay. Expansion of existing light industrial metal building.

This application is for the expansion of an existing light industrial building. There are wetlands issues on the property. The ERB has no comment at this time.

OC Veterinary Hospital (Shanker) - 11-1-25.1 - 4.0 acres, Located at 1761 Rte 17M in the HC zone with an AQ6 & scenic road corridor overlay.

Mr. Halloran explained that Dr. Shanker is proposing to construct a Veterinary Hospital on Route 17M. The PB has asked for further soil tests to ascertain the best area for the leech field. The applicant also needs to provide more accurate numbers regarding water consumption. The PB has also suggested that the applicant move the landscape buffer further out on the property to accommodate a second building in the future. The landscaping looks appropriate. Does the applicant plan to leave the open area natural or will it be mowed?

Crystal Development - 21-1-89 - 5.0 acres, located at 907 Pulaski Highway in the AI zone with an AQ3 & flood plain overlay. Existing building 9000+/- Sq. Ft. - 2100 +/- to be used for office & 6900+/- to be used for warehouse space. Heavy equipment staging area.

This application is for the conversion of a former agricultural storage building to storage for a company that deals with cell tower installation. They plan to convert to office and storage space. They are proposing to install a new septic system, berms and landscaping. The building will be 16' high and approximately 5,000 sq. ft. There will be some open storage bins for conduit and piping down the hill in the rear. It will not be very visible from the road. Dr. Stein noted that an office building will mean more employees and therefore, more water usage and parking.

Mr. Dropkin stated that the plan appears to show a great deal of blacktop. Mr. Halloran thought most of this area was going to stay existing gravel. They also show a section for storage of heavy equipment. These both need to be clarified. The members also recommend that the applicant use earth tone colors on the building.

County 911 building, 6 ½ Station Road – lead agency

Mr. Halloran reported that the County has noticed that they wish to be lead agency for this project. The Town should ask to be an involved agency. Mr.

Cappello is formulating a letter to the County. The members expressed concern regarding the impact of the lighting on the wildlife in the Audubon Sanctuary.

V. OTHER BUSINESS

New Members

Mr. Halloran has received an inquiry to serve on the Board. Ms. Carol Laskos of Amelia Acres is interested in serving. Her name will be forwarded to the TB for consideration. He also noted that Mr. Ganther and Mr. Gawronski's terms are up for reappointment this year.

Guest Speakers

Ms. Cleaver is arranging for Kate Shmidt to come to speak on air emissions and Mr. Halloran has someone coming to discuss sedimentation and erosion control materials.

Adjournment: The meeting adjourned at 8:15 pm upon motion made by Ms. Cleaver, seconded by Mr. Dropkin

Philip Dropkin
Acting Chairman

Notes prepared by Linda P. Doolittle