

DRAFT - UNAPPROVED

ENVIRONMENTAL REVIEW BOARD MINUTES OF THE MEETING August 9, 2006

MEMBERS PRESENT

Wallace Gantter
David Gawronski
Carol Laskos
Norman Stein, MD

ALSO PRESENT

Neal Halloran, Building Inspector

ABSENT

Susan Cleaver, ex officio
Phil Dropkin – Acting Chairman
John Swift

I. CALL TO ORDER

The regular meeting of the Town of Goshen Environmental Review Board was called to order at 6:35 pm on Wednesday, August 9, 2006.

II. MINUTES

The minutes of the July 12, 2006 meeting were approved as submitted upon motion made by Dr. Stein, seconded by Ms. Laskos.

III. APPLICANTS BEFORE THE PLANNING BOARD

HAMLET AT GOSHEN, Harriman Dr. – Reservoir Rd.

Mr. Halloran presented aerial views of this very large property. There have been several site visits. The applicant has presented a Conservation Analysis. At the recent staff meeting, the applicant was advised that this CA was inadequate and they have since hired a new environmental group. There appear to be many wetlands areas that have not been marked and the existing areas have increased over the years. There are also several very large trees (over 20' in diameter) that need to be saved. The consultants are meeting tomorrow to review the hamlet design concepts and how they will apply to this project.

The applicant will be submitting sketch plans to the PB, however some of the buildings are in what are now believed to be wetlands. Mr. Halloran noted that the PB is considering hiring another delineator to review the area. Ms. Cleaver is requesting extensive soils testing as there are several 55 gal. drums in what appears to be a dump site.

Mr. Gawronski stated that he has been reviewing the code and is very concerned with the hydrogeologic study that was used as a basis for the code regarding the inclusion of wetlands in the open space allocation for development. He has also

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spoken with Mr. Bergus who has also expressed concern that steep slopes are also allowed in this count. He suggested that the TB review the code for the fact steep slopes and wetlands are included in open space. This space plus the fact that steep slopes and wetlands are included in open space. Mr. Gawronski feels that we should "err on the side of caution", as possibly the hydrogeologic study is too liberal. He is very concerned that as more and more developments come in to the area, the formulas used to calculate the water use will no longer be accurate and wells could run dry. Dr. Stein noted that if the existing wetlands are kept out of the calculations, there will be more open space. This space plus the wetlands will contribute to the recharge.

After lengthy discussion, the members agree that the ERB recommends that the PB to look at these items and ask the TB to review and/or change the Zoning Code not to include wetlands and decrease the allowable slope for development to 15%. The ability to contribute to the recharge of groundwater is an important environmental concern.

It is noted that this development will have their own sewer plant, although they are trying to hook up to the Village treatment plant. Mr. Halloran also pointed out that they are proposing to dedicate some lands for athletic fields. Mr. Gantter asked if Harriman Dr. would be the only access. That roadway is too narrow to handle the great increase in traffic as it will become a primary access to Route 17 for other future developments as well as this one.

Mr. Halloran also stated that there are some biodiversity issues. The box turtle has been found on the property. This is a "species of concern". There also may be some vernal ponds on the property. Dr. Stein stated that the impact of the number of people on these areas needs to be addressed. Mr. Halloran also reminded the board that they could not have the density proposed without sufficient water on the site. Also, the Town has hired a new hydrogeology consultant to look at the water issues. Ms. Laskos noted that it appears the applicant will have a great deal of clearing and grading to do, which will be very expensive.

The members concur that the ERB should request that the TB consider changing the Zoning Code to lower steep slopes from 25% to 15% in order to facilitate water recharge. They should also change the code to not allow constrained lands to be included in the density calculations. Mr. Halloran will draft a letter to the TB.

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Yankee Propane, 20-1-12 located on Industrial Drive off Route 17A in the CO zone with an AQ3 overlay.

Mr. Halloran reported that the applicant was before the board and received approvals last year. They now wish to increase the size of their building for additional office space. There is a problem with the quality of the plans. They are very difficult to read. Mr. Gawronski stated that the Board could not make any decisions until they have plans that they can read and evaluate clearly.

Lands of Corey, Old Chester Rd. 11-1-15.21.

Mr. Halloran stated that the applicant would like to subdivide their property to obtain another building lot. It is noted that they will have to show that there are no constrained lands. They will also need to show proposed septic and well locations on the proposed lot as well as house placement. A wetlands analysis will need to be done as there is an intermittent stream on the property. A topo map also needs to be provided.

Lands of Roe Gibson Rd.

This is also an application for a two-lot subdivision. Theoretically there is enough acreage. Mr. Halloran explained that there may be issues with perc on the property and they may need to use a raised mound septic system. The ERB has no further comment at this time.

Boylan/Windswept Farms 11-1-99 46.4 acres on Old Chester Rd. RU zone with AQ6 overlay.

This property is located between Old Chester Rd. and the Heritage Trail. The property was subdivided last year. The Javelin development is to the north and there is the potential for driveway access for this project. They are proposing approximately 6 units. Mr. Gawronski pointed out that there is an illegal pond on the property. Does the board need to address this, as it does appear that a habitat is forming? Mr. Halloran stated that they would need to look at this as they may need wetlands delineation. The applicant will need a Conservation Analysis and to show the house placement.

Goshen Meadows/Owens Road Assoc. 10-1-10.22 39 lot subdivision located on Owens Rd. in the RU zone with AQ6 and AQ3 scenic road corridor and stream and reservoir overlay.

Mr. Halloran explained that this project is considering giving land to the Town along the Wallkill River to be considered for a park. The project does involve

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wetlands crossing. The Board also needs to consider the impact of the neighboring properties that are in the development stages. This property is 131 acres with the possibility of 39 units.

It will have to go to the DOH for their approval. He noted that if a subdivision meets all the requirements they do not have to do any testing for the Town, therefore this project will not have to test for quantity of water. The members are concerned that the TB should review our water standards and possibly require developments to do this testing for quantity. Mr. Gawronski asked if the Town is liable if they allow a subdivision and then there is a problem getting water. Mr. Halloran stated that the DOH approves the wells. Mr. Gantter noted that the wells for lots 20 & 26 are quite close together and this could cause problems. Mr. Halloran stated that each development has their own setbacks, which can be set by the PB at the time of approval.

The ERB advises the PB that they should ask the developer to do some boring analysis to see what type of wells will be used as there are several areas where the wells are very close together, i.e., lots 20 & 26; 23 & 30 and 37 & 38. They should also look into the septic systems, as they appear to be encroaching on the wetlands.

Zalunski 20-1-8 74.8 acres located on Pulaski Highway and Cross Rd. in the RU zone with AQ3, scenic and stream corridor overlay.

Mr. Gawronski noted that the elevation on Lot #4 appears quite low and there could be a problem with a wet basement. Also, the well is placed behind the wetlands. If there is a problem in the future they would have to drive through the wetlands. The PB should ask the developer to run the water line in a sleeve so as not to disturb the wetlands in the future. Mr. Gawronski also pointed out that there are steep slopes in the area, which affect several of the lots. It appears severe grading will be required for lot #7. These steep slopes could cause problems with runoff and possible wet basements. The ERB advises the PB to look closely at the homes that are built on the downgrade to control the flow of runoff on to these properties.

Adjournment: The meeting adjourned at 8:45pm upon motion made by Mr. Gantter, seconded by Ms. Laskos.

David Gawronski, Acting Chairman

Notes Prepared by Linda P. Doolittle

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