

**Town of Goshen
2008 FGEIS
Build Out Analysis**

This Build Out Analysis, prepared for the Town of Goshen and appended to the Final Generic Environmental Impact Statement ("FGEIS"), addresses the potential residential build out of each of the three alternatives presented in the FGEIS. In addition, the potential for multifamily and affordable units throughout the Town has been evaluated.

Alternative 1 – No Action. Alternative 1 is the residential development possible in absence of the proposed action under the Town Zoning Code in effect. It includes potential development in all Rural ("RU"), Hamlet Residential ("HR") and Hamlet Mixed-Use ("HM") areas, and potential Planned Adult Communities ("PACs") in existing CO areas.

Alternative 2 – Proposed Plan Presented Summer 2008. Alternative 2 eliminated the HM district in its entirety, as well as various HR zones, while permitting PACs to be developed in RU and HR areas which could satisfy certain criteria. PACs were no longer permitted in the CO District. RU density was limited to a maximum of 1 unit per 3 acres in the AQ-3 district or 1 unit per 6 acres in the AQ-6 district, and bonus densities were eliminated. Residential areas along Harriman Drive and Route 17A were rezoned to CO.

Alternative 3 – Current Preferred or Proposed Plan November 2008. Alternative 3 is the Preferred Plan and is studied in this FGEIS. The RU development density remains the same as in Alternate 1, except bonus densities have been removed. The HR district is unchanged from Alternate 2, and the RU zone has replaced several CO zones. The criteria requirements for PACs have been re-evaluated, though they are still permitted in the RU and HR zones. The development density in the RU district may be increased, as in Alternate 1, to 1 unit per 2 acres in the AQ-3 and 1 unit per 3 acres in the AQ-6.

Options to the Alternative Plans

1. **Planned Adult Communities.** Under the current zoning, Alternate 1, PACs are allowed in the CO District, and under Alternatives 2 and 3 are allowed in the HR and RU. The potential locations of PACs were reevaluated for purposes of this FGEIS, though the requirements were only slightly revised between Alternatives 2 and 3.

Under Alternative 3, PACs will be allowed in the HR and RU Districts as a Special Permit Use by the Planning Board. In order to grant the Special Permit the following criteria shall be met:

- a. Minimum Lot Area – 20 acres of unconstrained land (which allows for a minimum development of at least 60 units)
- b. The maximum allowable density is three units per unconstrained acre, with the maximum total number of dwelling units in a PAC being 200.
- c. Direct access to a State or County highway, arterial or collector route.

- d. The PAC must be connected to existing Town water and sewer districts, or extensions thereof, or must be included in new water and sewer districts created by the Town.
- e. No development is allowed on land with a natural predevelopment slope over 15% (development including cut and fill).
- f. A minimum of 15% of the dwellings shall be designated as affordable housing pursuant to § 97-24. (Affordable has been defined in the Code as between 60 to 150 percent of the Town of Goshen median income). This figure will change regularly at least once a year.

Based on the criteria set forth above and areas where Town water and sewer districts exist or could logically be developed or expanded it is estimated that future PACs would likely be found around the Villages of Goshen and Florida and more specifically in the corridors along Craigville Road; Coleman Road; Route 17 to the Orange and Rockland/Con-Ed power lines from Goshen to Chester; and Route 17A between Florida and Quarry Road.

Within these areas, up to ten PACs could potentially be developed. While more could be possible in the future it is unlikely to anticipate that the adult housing market could generate demand for more PAC projects in the Goshen or central Orange County area. The ten potential PACs are located between Craigville and Coleman Roads, between Arcadia Hills and the Village of Goshen and between Industrial Drive and County facilities south of Route 17A. Ten separate projects with a maximum of 200 dwellings per site project provide for a total of 1,904 units, and 15% of those units must be designated as affordable housing units.

Potential locations for PACs under Alternative 1 are those parcels in the CO zone with adequate access to State, County or collector roads that are large enough to have at least a minimum of 100 units at 5 units per acre of unconstrained land. Smaller lots or parcels without reasonable access were not included in this analysis. Additionally, most of the lands zoned CO are severely restricted by hydric soils, despite the fact that many of these areas have not been designated as State or Federal wetlands.

2. Commercial District. Residential uses are currently permitted in the Highway Commercial ("HC") and CO Districts, but only as accessory units to existing structures and can have a maximum total floor area of 20 percent of the floor area proposed for the commercial use. Since not all business uses will want or be conducive to the development of residential units, no residential development was anticipated in the HC or CO Districts under any alternative.

3. Mandatory Affordable Housing. Alternatives 2 and 3 require all residential developments in the RU zone containing 10 or more units to have at least 10% of the units designated as affordable housing. Table 1 shows ten percent of the residential units on properties having a potential for ten or more units.. Within the HR district, up to 30 percent of the units are permitted to be multifamily housing units, as of right.

Based on an analysis of all land areas having the potential to comply with the PAC criteria, ten sites were found for a total of 1,904 PAC units. If built, these units

would be required to designate 15% of the units as affordable as defined in § 97-24 of the Code.

Accessory apartments, anticipated to be largely rental units, are allowed in all residential units as a special permit use by the Planning Board under the No Action Alternative. However, under Alternatives 2 and 3, such accessory apartments are permitted uses subject to site plan review, requiring adequate water, sewer and parking similar to what they are today. Since it is likely that not all single-family detached units will have both adequate water and sewer, the build out analysis assumes that 85% of the units have the potential for accessory apartments.

Under Alternative 1, PACs, permitted in the CO zone, are required to have 15% of the units designated as affordable units, and all units could be multifamily units.

4. **Multifamily Housing.** Multifamily housing is generally more affordable housing than single family detached homes. The current multifamily housing potential in Alternative 1 lies within the HR District, the CO District where dwellings equal to 20 percent of the commercial floor area are allowed and in Planned Adult Communities. Alternatives 2 and 3 provide a broader range of multifamily housing opportunities by permitting new multifamily dwelling units and multifamily conversion dwelling units as of right in the RU and HR zones.

5. **Affordable Housing Needs Assessment.**

According to the Orange County Regional Housing Needs Assessment study Orange County has determined that it needs 21,921 owner units and 9,351 renter units for a total of 31,272 affordable dwelling units which are available for those earning between 50 to 120 percent of the median household income for Orange County. Also, between 1980 and 2006 the persons per occupied unit has dropped from 3.08 to 2.88 in Orange County. Thus, more units are needed to house the same number of people.

Goshen's population as of 2,000 was 7,237*. This differs slightly from Section 2.4 of the Comprehensive Plan which includes the Village of Goshen in the Town of Goshen figures. The Town/Village combined figure was 12,913*. The County Population was 341,367* making the Town of Goshen's population 2.12 percent of the County population. If we base County Housing demand on area, Goshen, outside the three villages, has 40.0 square miles or 4.9 percent of Orange County's 816.38 square miles.** Updating this data to 2006 Estimates we arrive at a higher percentage for the Town of Goshen. The County population is now 377,169 with a Town population of 8,442 (approximately 2.24 percent).

Based upon all of the above, Alternative Nos. 2 and 3 more than provide for the Town's proportional share of its local and regional more affordable housing needs.

* U.S. Census Population data dated April 1, 2000 as provided by the Orange County Planning Department.

** Area provided by Orange County Planning Department.

TABLE 1
Town of Goshen 2008 FGEIS
Potential Residential Units Without PAC's

Section Block & Lot	Alternative 1 w/Bonus in RU Current Zoning (No Action)	Alternative 2 Summer 2008 Proposal	Alternative 3 Current/ Preferred Proposal	AQ Overlay District	Total Acres	Constrained Area	Unconstrained Area
2-1-1	8	7	8	6	42.5	18	24.5
2-1-6	10	5	10	6	33.4	-	-
2-1-20.4, 22	54	20	28	6	122.43	37.1	85.33
2-1-21.2	42	24	39	6	141.9	24	117.9
2-1-66	20	11	19	6	69.3	12.9	56.4
2-1-2	1	1	1	6			
2-1-5.2	2	2	2	6			
2-1-21.1	1	1	1	6			
2-1-39.1	1	1	1	6			
2-1-47	1	1	1	6			
2-1-48	3	3	3	6			
2-1-78	1	1	1	6			
3-1-15	27	12	25	6	77.7	0.25	77.45
3-1-12.231	16	10	15	6	58.1	11	47.1
3-1-17.31	11	6	10	6	35.6	3	32.6
3-1-17.4	12	6	11	6	37.9	4	33.9
3-1-17.5	12	6	11	6	37.7	2	35.7
3-1-20.21	29	19	27	6	115.9	34	81.9
3-1-23	31	20	29	6	122.1	33	89.1
3-1-27.2	33	10	30	6	128	36	92
3-1-29.11	11	5	10	6	33.1	0.25	32.85
3-1-25	13	7	12	6	43.4	6	37.4
3-1-33	3	3	3	6	16.5	-	-
3-1-35.1	9	8	9	6	52.8	23	29.8

Potential units on vacant or developed lots

9-1-4	11	17	21	3	51	8.7	42.3
9-1-9	63	43	57	3	130	15.5	114.5
9-1-8,452	127	79	106	6/3	354.01	80.41	273.6
9-1-10	8	6	8	3	17.2	0	17.2
9	-	-	-	3	Potential units on vacant or developed lots		
10-1-10.22	39	23	34	6	131.49	29.35	102.14
10-1-11.2	23	16	21	6	96	33	63
10-1-28	8	9	15	6	54.22	9.02	45.2
10-1-30	11	5	10	6	30	0	30
10-1-56.3	5	5	5	6	27.1	-	-
10-1-95	18	10	17	6	63.1	11	52.1
10-1-97	3	3	3	3	84.877	-	-
10-1-6.221	2	2	2	6	Potential units on vacant or developed lots		
10-1-7.1	1	1	1	6	Potential units on vacant or developed lots		
10-1-14	1	1	1	6	Potential units on vacant or developed lots		
11-1-4.1, 7	9	6	9	6	39.984	12.114	27.87
11-1-27.2, 96	16	15	22	3	47.24	-	-
11-1-34.1	4	2	2	3	6.53	-	-
11-1-43	18	20	17	6	60.5	6.8	53.7
11-1-46/15-1-59	HM/RU 351	63	82	6/3	272.78	70.77	212.01
11-1-49.2, 11-1-58	HR 164	HR 299	HR 299	6	104.5	22.5	82
11-1-77	6	19	6	3	55.8	42.4	13.6
11-1-98.6, 8-1-9.22	69	50	70	6	249.76	57.96	191.8
11-1-99	8	8	12	6	46.4	11.24	35.16
11-1-3	2	1	2	6	Potential units on vacant or developed lots		
11-1-13	1	1	1	3	Potential units on vacant or developed lots		
11-1-14	1	1	1	3	Potential units on vacant or developed lots		
11-1-15	1	1	1	3	Potential units on vacant or developed lots		
11-1-16	1	1	1	3	Potential units on vacant or developed lots		
11-1-17	1	1	1	3	Potential units on vacant or developed lots		
11-1-18	1	1	1	3	Potential units on vacant or developed lots		
11-1-19	1	1	1	3	Potential units on vacant or developed lots		
11-1-20	1	1	1	3	Potential units on vacant or developed lots		
11-1-21	1	1	1	3	Potential units on vacant or developed lots		
11-1-22	1	1	1	3	Potential units on vacant or developed lots		
11-1-23	1	1	1	3	Potential units on vacant or developed lots		

15-1-28.2	13	12	12	3	38.4	13.6	24.8
15-1-28.3	8	12	8	3	36.3	20	16.3
15-1-29.1	27	18	25	3	54.5	45	50
15-1-33	17	10	16	3	32.2	0	32.3
15-1-51.2	22	20	22	6/3	134.2	25	109.2
15-1-58	48	37	48	3	112.8	10	102.8
15-1-14.41	2	2	2	3			
15-1-51.1	2	2	2	3			
15-1-70.1	2	2	2	3			
15-1-76	2	2	2	3			
16-1-2.2	22	0	20	3	130	90	40
16-1-5	4	4	4	3			
17-1-4	26	64	26	3	129.17	-	-
17-1-5.21, 5.23	10	15	18	3	46	-	-
17-1-5.24	25	25	25	3	96.693	-	-
17-1-24.11	56	44	51	3	134	31	103
17-1-30.2	22	20	20	3	62.4	22	40.4
17-1-31.31	4	8	8	3	24.8	9.3	15.5
17-1-31.32	19	15	18	3	100	63	37
17-1-34.22	16	18	15	3	56.9	26	30.9
17-1-20	16	16	16				
17-1-38.1	1	1	1	3			
17-1-49	1	1	1	3			
17-1-50	1	1	1	3			
17-1-51	1	1	1	3			
17-1-52	1	1	1	3			
17-1-53	1	1	1	3			
17-1-54	1	1	1	3			
17-1-55	1	1	1	3			
17-1-57	1	1	1	3			
17-1-67	1	1	1	3			
17-1-68	1	1	1	3			
17-1-69	1	1	1	3			
17-1-70	1	1	1	3			
17-1-71	1	1	1	3			
18-1-1.22, 93.6	20	42	56	3	128.07	16.07	112

Potential units on vacant or developed lots

Potential units on vacant or developed lots

18-1-1.3	30	19	28	3	58.9	1.8	57.1
18-1-7.2	78	54	71	3	161.1	18.1	143
18-1-8.22	38	38	46	3	114.54	22.33	92.21
18-1-13	3	3	4	3	8.8		
18-1-22.14	24	14	22	3	44.1	0	44.1
18-1-127.21	23	20	21	3	59.6	18	41.6
18-1-137.2	19	26	24	3	77.77	28.77	49
18-2-11	HR 33	-	-	3	16.1	2	14.1
18-2-14, 15	HR 12	-	-	3	4	-	4
18-1-18.1	1	1	1	3			
18-1-18.2	1	1	1	3			
18-1-21.41	1	1	1	3			
18-1-21.42	1	1	1	3			
18-1-21.53	3	3	3	3			
18-1-22.113	1	1	1	3			
18-1-57.22	1	1	1	3			
18-1-89	1	1	1	3			
19-1-67.822	14	11	13	3	35.2	9	26.2
19-1-48	4	4	4	3			
19-1-57.1	1	1	1	3			
19-1-61	1	1	1	3			
19-1-73.32	3	3	3	3			
19-1-116	1	1	1	3			
20-1-1	42	34	39	3	104.3	26	78.3
20-1-8	19	24	20	3	72.42	31.81	40.61
20-1-18	180	20	24	3	60	11	49
20-1-58	HR/RU 232	CO/RU 12	18	3	109.65	31.8	77.85
20-1-152.2	-	150	200	3	128.3	34	94.3
20-1-10.11	1	1	1	3			
20-1-15.11	1	1	1	3			
20-1-17.1	1	1	1	3			
20-1-73	1	1	1	3			
24-1-32.3	40	32	37	3	96.7	22	74.7
24-1-101	23	14	21	3	43.8	0	43.8
24-1-32.3	1	1	1	3			
24-1-77	1	1	1	3			

Potential units on vacant or developed lots

	1	1	1	3
24-1-85.2	1	1	1	3
24-1-92	1	1	1	3
TOTAL	3,535	2,449	2,958	
Basis for mandatory affordable units in HR and RU zones	1058(.10)=105	*2,127(.10)=212	*2,694(.10)=269	
**Total As of Right Multi-family Units, Less Mandatory Affordable Units	1058(.30)=317	1,702	2213	
***Total As of Right RU Accessory Units Possible	0	1,643	2028	

Notes:

* 10 percent of all units in HR projects and 10 percent of all units in RU subdivisions over ten units are required to be affordable housing units under the proposed zoning law in alternatives 2 and 3.

** This row of figures represents the total number of multifamily units allowed as of right without a special permit. This is done to prevent double counting or mixing of affordable and multifamily units. This number uses the potential 30% of HR units that may be multifamily and 100% of all RU units that are 10 units or greater, both amounts do not include the mandatory affordable housing listed above.

*** Accessory units will be allowed as of right and without special permit in residential areas by modifying an existing residential house or house lot. It was assumed that 85 percent of the existing residential lots would have wells and septic systems or water and sewer service capable of supplying an additional one bedroom accessory residence.

TABLE 2**TOWN OF GOSHEN 2008 FGEIS****POTENTIAL PACs**

Section Block & Lot	Land Area In Acres			Dwelling Units		
	Total Land Area	Constrained Land	Unconstrained Land	Alternate 1	Alternate 2	Alternate 3
10-1-56.2	49.8	-	-	149	-	-
13-1-10.12 (pt.)	56.8	-	-	185	-	-
10-1-35	33.1	4.1	29	145	-	-
12-1-116	61.5	23.6	37.9	190	-	-
18-2-6.22	31.8	4.3	27.5	138	-	-
20-1-58	109.65	31.8	77.85	-	108	200
20-1-26.212	22.1	-	22.1	110	-	-
20-1-55.12 (pt.), 148 (pt.) & 149	46.2	23.0	23.2	116	-	-
20-1-152.2	128.3	34	94.3	-	150	200
8-1-48	95.72	41.34	54.38	-	163	163
8-1-25	65.6	6.3	59.3	-	177	177
11-1-58	109.1	54.27	54.9	-	164	164
15-1-51.2	134.2	7.2	127.0	-	200	200
15-1-58	112.8	7.2	105.6	-	200	200
15-1-59	168.18	45.77	122.41	-	200	200
11-1-49.2	101	-	-	-	200	200
11-1-46	104.6	15	89.4	-	100	200
Totals:				1033	1,662	1,904

Planned Adult Communities based upon existing proposals or areas with potential for such uses based on an analysis of topographic and hydric soils maps and similar data.

Prepared by Garling Associates