

## **APPROVED MINUTES**

**Town of Goshen Planning Board  
Town Hall  
41 Webster Avenue  
Goshen, NY 10924**

**December 4, 2008**

### **Members Present:**

Reynell Andrews  
Lee Bergus  
Susan Cleaver  
Ralph Huddleston, Chair  
Mary Israelski  
John Lupinski

### **Also Present:**

Neal Halloran, Building Inspector  
Sean Hoffman, Engineer  
Ed Garling, Planner  
Rick Golden, Esq.  
Kelly Naughton, Esq.

**Absent:** Raymond Myruski

### **CALL TO ORDER**

Chair Ralph Huddleston called the regular meeting of the Town of Goshen Planning Board to order at 7:30 p.m. at Town Hall.

### **MINUTES**

The minutes of the Planning Board meeting of November 20, 2008 were approved with corrections by vote of the Planning Board.

### Continued Public Hearing

**Maplewood (Salesian Village) 8-1-48** – 94 acres, 229 units, Hamlet residential and open space subdivision in the HR & RU zone with an AQ6, scenic road and stream corridor overlay. DEIS & Subdivision.

Representing the applicant:

Steve Esposito

Mr. Esposito said he was present to ask the PB for a continuance of the public hearing. Several months ago the PB asked the applicant to prepare a SEIS with regards to the on site treatment plant, he said. Some of the scope of that work is seasonally related and therefore it is the wrong season to be doing the field work, he added. The applicant seeks a continuance.

Mr. Huddleston asked for public comment. No one was present for the public hearing.

Mr. Golden suggested suspending the public hearing, setting it for a day in May of 2009 and re-noticing it.

**VOTE BY PROPER MOTION**, made by Mr. Andrews, seconded by Ms. Cleaver, the Town of Goshen Planning Board suspends the public hearing on the application of Maplewood, reconvenes it on May 21, 2009, and requests that it be re-noticed. Passed unanimously.

Mr. Andrews	Aye	Mr. Huddleston	Aye
Mr. Bergus	Aye	Ms. Israelski	Aye
Ms. Cleaver	Aye	Mr. Lupinski	Aye

**Owens Rd/Goshen Meadows – 10-1-10.22 – 126.40 +/- acres, 39 lot subdivision** located on Owens Rd in the RU zone with an AQ6, AQ3, scenic road corridor and stream & reservoir overlay. Site plan.

Representing the applicant: Steve Esposito

Robert Fink, Esq. served as the PB attorney on this application, taking Mr. Golden’s seat, who sat in the audience.

Mr. Halloran told the PB that the information requested on the well testing was received from the applicant this past Tuesday so the PB’s engineers haven’t had time to review it.

Ms. Cleaver expressed concerns about possibly damaging archeological artifacts with a truck traveling through the cornfield if the applicant proceeds with the well testing on Lot #38. Mr. Esposito suggested that they would come in from the back and park on the other side of the hedgerow. Mr.Huddleston said it made sense if that is an area that is not going to be plowed. It was agreed.

Mr. Hoffman reiterated that Riddick Associates just received the applicant’s submission tonight and had no chance to review the wells or the discharge plan.

Mr. Esposito said that the applicant submitted a set of preliminary plans and a Part III EAF in October and would like to discuss it with the PB. He discussed some of Riddick’s comments from their Dec. 1, 2008 review memorandum. He said that the proposed roads have been designed at a 1.5% slope which is a minimum and meets code, but added that Riddick states it prefers a 2% slope. Mr. Hoffman said that 1.5% is fine if the PB wants to go with it. It was determined that the applicant wants it to stay at 1.5 % and that it is okay with the PB.

Mr. Esposito asked if the PB is okay with grass swales and the cross section of the roads. The PB voiced agreement.

Mr. Esposito questioned Reddick's base density of 33 lots instead of 34 lots, saying they have 33.9 units. There was discussion about whether the Code says to round it up or down. Mr. Huddleston suggested that Mr. Fink report back to the PB as to what the Town's position is. "Let's get this figured out and get all in agreement," he said.

Mr. Esposito said there will be a gravel drive access to the Wallkill River with some modest parking. Ms. Israelski asked for park benches at the river.

Ms. Cleaver asked Mr. Hoffman to make a determination to see where the fractured traces are in terms of the discharges and how close they are to the wells. Mr. Hoffman said he would, adding that Riddick understands the importance.

Mr. Hoffman asked who will maintain the storm water ponds. Mr. Esposito said they will be maintained by the owner of one of the adjoining lots and Mr. Huddleston asked that it be clearly designated where they will be. Mr. Huddleston also instructed Mr. Esposito to contact the DEC to see if the site has been targeted. The need to comply with Section 9741 of the Code regarding ridge top development was emphasized.

Mr. Huddleston said the application will be put back on the agenda for the December 18<sup>th</sup> meeting.

**Reiger – 9-1-8.452 – 360.9 acres, 108 units**, located on Craigville Rd in the RU district with an AQ3 & AQ6 overlay with a scenic Road corridor overlay. Tree clearing/preservation plan.

Representing the applicant:

Steve Esposito

Mr. Esposito said that the last time the application was before the PB, there was discussion of the EIS and the PB was concerned about trees and clearing and leaving corridors for existing wildlife. Since then, he has done a tree inventory and prepared a summary map, he said. For the tree survey, 57 acres (or over 60% of the site) was inventoried, identifying 1660 trees 12" and greater in diameter which is approximately 30 trees per acre. The site is 354.01 acres and 347.7 acres are wooded, he said, adding that there are approximately 10,430 trees on the entire site. He said the applicant is proposing the selective clearing of 53.5 acres (for houses, utilities, roads, drainage facilities, etc.) or 1605 trees, representing 15.3 % of the total trees. The number of trees to be preserved, he said, will be 8,825. At a minimum, the applicant will re-claim 512 street trees. Of the 53.5 acres to be selectively cleared, 38 acres will be re-vegetated. The percentage of the site being preserved in total is 85%, Mr. Esposito said.

Mr. Esposito said he thought this was responsive to the Town's goals and objections of open area development. The PB looked at the "green map" and the site plan's refinements.

Ms. Israelski expressed concern about the height of the water tower, saying she is particularly concerned about the visual of the water tower and where it can be seen from. She mentioned the visual impact of lots #16 & #17.

Mr. Esposito said that the applicant is considering two alternatives regarding the water tower; an elevated tank at tree height for a gravity system that will service everyone, and a lower tank with a secondary booster system for some of the higher lots.

Mr. Esposito said that the individual units will probably not be visible from Craigville Road and Mr. Garling said he believes the water tower will only be seen from the buildings around it.

Mr. Huddleston said he likes the new plan and that it is a great improvement.

It was stated that the applicant's archeologist recommended that two areas should be looked at to see if they qualify for the National Register. If they do, the next step will be a Phase 3.

**Conob Realty – 11-1-26 – 1.8 +/- acres**, located on Route 17M and Arcadia Rd in the CO zone with an AQ3 overlay. Stormwater runoff analysis, Site plan, SEQR

Representing the applicant:

Peter Cirillo

Mr. Halloran said the property is located at the corner of Arcadia Rd and 17M & Route 17 and has three front yards. The site is to be used for office and warehousing in steel sea storage containers.

Mr. Hoffman said that the applicant has proposed significant landscaping along Arcadia Rd. and also 17M. The applicant could continue some of the landscaping around the corner and in combination with the topography of the site, it would probably eliminate the visual impact.

Mr. Garling said that with the present site plan the site won't be seen from Route 17 or 17M but just briefly from Arcadia Rd.

Mr. Huddleston suggested a site visit and Ms. Israelski said she wants to see a photo of the retaining wall

Mr. Cirillo said the applicant found out yesterday that the whole plan needs to be adjusted. He said they had been asked to look the existing septic system and discovered that a new septic field has to be put in. The only place that can be done is between the property line along Arcadia Rd and the first retaining wall, he said. The applicant has to re-design the site plan and re-work the grading, Mr. Cirillo added.

**ADJOURNMENT**

The Town of Goshen Planning Board adjourned the PB meeting at 9:10 p.m.

Ralph Huddleston, Chair  
Notes prepared by Susan Varden