

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

**February 3, 2011**

**Members Present:**

Reynell Andrews  
Lee Bergus  
David Gawronski  
Ralph Huddleston, Chair  
John Lupinski  
Giovanni Pirragalia

**Also Present:**

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

**Absent:** Susan Cleaver

**Public Hearing**

**Owens Rd/Goshen Meadows – 10-1-10.22 & 10-1-8-131.4 +/- acres, 39 lot subdivision** located on Owens Rd., in the RU Zone with an AQ6, AQ3, scenic road corridor and stream & reservoir overlay. New subdivision plans.

**Representing the applicant:**

**Travis Ewald**  
**Gardiner Barone Esq.**

Mr. Ewald introduced the project. He said it was located along Owens Rd. 1/2 mile north of the intersection of Owens Rd. with Cheechunk Rd. and consists of 39 residential lots on 131 acres, over 50% of which will be reserved as open space. A total of 61 acres of the open space will be offered for dedication to the Town of Goshen as recreation or open space along the Wallkill River, Mr. Ewald said. The remaining open space areas will have conservation easements on them, and are located along the Owens Road corridor on either side of the proposed entrance road and also along the existing wetland in the center of the site. The project will be served by individual wells and septic. Access to the residential lots will be through an internal road system consisting of two cul de sacs. There will be an emergency access to the project along the northeastern side of the parcel boundary. Storm water pollution prevention and erosion control plans have been developed to ensure there will be no adverse impacts from storm water runoff from the additional road surfaces, houses and driveways, Mr. Ewald said.

The public hearing was opened.

Steve Ibold of 109 Owens Rd. asked about the type of storm water system that will be used. Mr. Ewald said there will be a wet water treatment pond in the rear of the project where storm water will come in, allowing for sediment to settle out, and an outlet structure to release the storm water at a lower release rate.

Mr. Ibold said he is concerned because of the property's proximity to the Wallkill River, that without a filtration system, the sediment of salt, grease and oil that settles at the bottom of the pond will eventually settle in the Wallkill River.

Mr. Ewald said that it is a very conservative storm water pollution prevention plan that includes swales on the side of the roadways, the storm water pollution prevention pond designed in accordance with NYS DEC, bio-retention filters for many of the houses and driveways, and wet swales at the entrance of the project. He said the maintenance of the filters will be the responsibility of the lot owner.

Mr. Huddleston said the applicant is required to meet the state standards of the DEC and that the additional swales, etc have been reviewed by the PB's engineers. He said that if the property owners don't maintain them properly, the Town has the right to. Mr. Hoffman said that typically the Town has also maintained the swales.

Mr. Ibold was interested in how close the entrance ways are to his home. It was determined that the main entrance is 1000 ft. from the corner of the Ibold lot and the secondary access is approximately 600 ft. from his lot line.

Jean Strong of 212 Cheechunk Rd., whose property adjoins the project, asked what happens to the emergency access road, referred to as the trolley road, should the applicant sell the development. She also asked who will maintain the trolley road.

Mr. Huddleston said the trolley road is part of the project and that there will be an easement through the Strong property and through the emergency access to the Town.

Mr. Golden said that the proposed plan is for the applicant to offer it to the Town and if the Town accepts it, a road will be built by the applicant according to Town standards and the Town will maintain that emergency access from Owens Rd. to the intersection of the development.

Mrs. Strong asked when the project was changed from 33 lots to 39 lots. Mr. Golden said the applicant previously got approval for 31 lots, that they had an environmental review that studied the impacts of up to 39 lots and that their application is to amend that prior approval and increase it from 31 to 39.

Mrs. Strong said that she and her daughter object to the location of the entrance, saying that it is a heavily traveled road and the entrance is being proposed at a dangerous junction. She said her lawyer was not able to be present and asked if he can be brought up to date about what is going on.

Mr. Huddleston said that a new set of maps, dated February 2, 2011, were submitted today and that the public hearing will be open for at least one more meeting. Mr. Golden said that the Strong's attorney can look at the file and the new plans in the Town's Building Department.

There were no other comments.

Mr. Golden noted that he sent PB members a draft resolution for their consideration and review. Mr. Huddleston said that PB members should express any concerns with the resolution by February 10<sup>th</sup>, the date of the next staff meeting.

Mr. Garling said the question of school bus access was raised at a prior meeting. If the roads are over one-half mile long, the school buses will go in, provided there is a full turn-around, he said. The two ends of the cul de sac are over one half mile long but they are not now proposing turnarounds, so as it stands now, the school buses will not come into the development.

Mr. Hoffman said that now that they have final plans they will provide a full report to the PB before its next meeting. In addition, the new highway superintendent wants to look at the access road design. Mr. Hoffman suggested that any approval include a condition regarding design of the road. He said the applicant is interested in phasing the project so the PB engineers will review that to make sure each phase can function independently.

Mr. Lupinski asked about the Strong's easement and access to their rear lot and whether they will be able to build more than one house on it.

Mr. Garling said there will be a right-of-way for the Strongs so that they can sell their rear lot in the future for someone to build on. They will get a right-of-way from the end of the cul de sac through to their lot. He said that Lots #33 and #34 will have a common driveway (50 ft. right-of-way) and access to the rear and PASNY will have a 30 ft. right-of-way and access, so the Strongs could drive along 150 ft. of the driveway before they get onto the dirt road. PASNY will not improve it because it is fine now for their purposes so whoever the Strongs sell it to will have to build a 700-800 ft. long driveway from the point of the cul de sac or this common driveway, he said.

“This is an isolated lot and we are providing it with access,” Mr. Garling said. “To build two homes, they will have to subdivide, and they have no frontage, so probably will need a variance to get access.”

Mr. Bergus questioned the design of the driveways for lots #23 and #24. Mr. Ewald said it will be looked at.

**VOTE BY PROPER MOTION**, made by Mr. Andrews, seconded by Mr. Bergus, the Town of Goshen Planning Board extends the public hearing on the application of Owens Road/Goshen Meadows to February 17 at 7:30 p.m. Approved unanimously.

Mr. Andrews	Aye	Mr. Huddleston	Aye
Mr. Bergus	Aye	Mr. Lupinski	Aye
Mr. Gawronski	Aye	Mr. Pirragalia	Aye

**ADJOURNMENT:** The meeting was adjourned at 8:10 p.m.

Ralph Huddleston, Chair  
Notes Prepared by Susan Varden