

**VILLAGE OF GOSHEN
ENVIRONMENTAL REVIEW BOARD
May 13, 2008**

The regular meeting of the Environmental Review Board of the Village of Goshen was called to order at 6:10 p.m. on Tuesday May 13, 2008 in the Village Hall by Acting Chair Debra Marone.

Present: Miguel Escobar
Raymond Tooker
Debra Marone

Absent: Faith Frishberg
Robert McLean, Chair

The minutes of the April 15, 2008 meeting were signed by Acting Chair Debra Marone.

Chhabra – Corral Court, Tax Map Designation 127-2-4

This was the first time the ERB had seen this site plan. They made the following observations and recommendations:

- It is unclear what is being proposed on the site. It appears the owner wants to remove one existing retaining wall and build another positioning it to the rear.
- The site plan doesn't show what is around the site so there is no way to know if neighboring property owners are protected.
- Site plan lacks details in that it doesn't identify surrounding properties or names of the roads shown. Would like to see more information.
- There was no EAF to review.

Armistead Office Building - South Church St. Tax Map Designation 112-2-4

Applicant wants to remove the existing house containing two apartments, one of which is not inhabitable, and replace it with a two story office building. It is located in the Historical District.

The ERB made the following observations and recommendations:

- It is not an attractive property as is. The plan will improve the view shed. Will have to find out if the building has historic value.
- This is a commercial property right next to a residential property. It is important to put a buffer between the office building and the neighboring residential property.
- Move the structure off the property line. Currently it is built right up to the property line. If the applicant uses the narrower building design, the new building should be centered on the property.
- Adding pavement?
- Add trees around the back in the parking area.
- A commercial property will increase the tax revenue. Office space will use less water.

Goshen Dikeman Fire Station – Tax Map Designation 122-1-2 & 3.

The application is apparently for a covered pavilion to be built on the fire station's property.

- The ERB had no objections.

Southside Commerce Center -Tax Map Designation 121-1-1.32 & 13-1-5.1 & 70

This is a site plan for construction of approximately 170,000 sq. ft of warehouse and office space. It has been reviewed by the ERB in the past.

The following observations were made:

- Run-off will be the largest environmental concern because of the amount of asphalt required for all of the parking.
- Needs trees on the east side of the parking area.
- Needs an emergency access.

Mazada – Greenwich Avenue Tax Map Designation 111-21-10

Apparently the applicant is seeking a driveway easement to share with Lot 9.

- No comment

Miscellaneous Discussion: ERB members discussed their desire for training and attending County Planning Department offered training along with Planning Board members.

Adjournment: The meeting was adjourned at 6:55 pm. The next meeting of the ERB is scheduled for June 17, 2008 beginning at 6 p.m.

Debra Marone, Acting Chair
Notes prepared by Susan Varden