

**VILLAGE OF GOSHEN  
ENVIRONMENTAL REVIEW BOARD  
August 16, 2011**

The regular meeting of the Environmental Review Board of the Village of Goshen was called to order at 6 p.m. by Chair Jason Wilson on Tuesday, August 16, 2011 at Village Hall.

Present: Neil MacDonald Hickok  
Jason Wilson, Chair  
Miguel Escobar  
Debra Marone

Absent: Robert McLean

**Unico Design – West Main Street vacant lot – Tax Map Designation 111-15-16**

Mr. Wilson said that this applicant is on the PB's August agenda requesting to have its previous site plan re-instated. He mentioned that on July 13, 2011 the Village ZBA re-issued the variances granted the previous site plan.

The ERB reviewed the site plan and made the following observations and recommendations:

- Expresses concern about runoff into the nearby Rio Grande. Suggests adding a "green" roof to the flat roof to capture the rain and prevent some of it from running off the roof.
- Recommends the use of rain barrels/evergreen buckets to catch the runoff from the gutters.
- Recommends adding fire escapes.
- Encourages adherence to Architectural Design District guidelines.

**Beverage Plus – Greenwich Avenue – Tax Map Designation 112-12-6**

Mr. Wilson stated that this site has been re-designed and the site plan revised several times. The latest plan calls for demolishing part of the front building, adding a grassy area and proposes no increase in the site's existing non-conformance.

The ERB reviewed the site plan and made the following observations and recommendations:

- The flood elevation is 430 ft. while the project elevation is at 425 ft.
- Expresses concern with run-off to the Rio Grande.
- Suggests an underground retaining pond to catch some of the runoff.
- Suggests planting trees lower than the parking to soak up water and install a gravel basin around each tree.
- Suggests installing drains if the parking lot is being re-done.

**Geri Corey – 28 St. James Place – Tax Map Designation 112-2-10**

Mr. Wilson said the application is for a walk-up ice cream stand with rear outdoor seating and garden. It is located off the Heritage Trail.

The ERB reviewed the site plan and made the following observations and recommendations:

- Suggests adding plantings at the end of the pavers to absorb run-off and to leave gravel between the pavers, also to absorb water runoff.
- Suggests adding an underground water catch basin.
- Suggests preserving the trees for a cooler and shadier environment. Also expressed concerns that trees that are an endangered species or potentially endangered may be removed.
- Recommends having no smoking allowed on the premises.
- Expresses concern that herbicides may be used to kill the weeds that grow up between the pavers and that there will be chemicals used to clean the brick masonry of the pavers.

**Quick Chek – Matthews St. - Proposed retail store and gas station Tax Map Designation 115-1-4, 119-2-1 & 2**

The ERB reviewed the site plan and made the following observations and recommendations:

- Questions the PB's Negative Declaration declaring that there will be no adverse environmental impacts from the project.
- Recommends that the D.E.C. do a formal wetland review and delineate the wetland boundaries.
- Recommends that nothing short of a 100 ft. wetland buffer be accepted.
- Recommends that the applicant provide an alternative fuel, in addition to the standard fuels.
- Expresses concerns about the run-off of petroleum products.

**Other Business:**

Mr. Wilson said the ERB will be looking for ways to make a positive difference in the Village. He said that currently some members are studying ways to encourage more recycling.

**Minutes and Adjournment:**

The minutes of the ERB meeting of July, 2011 were signed.

The meeting was adjourned at 7:17 p.m.

Mr. Wilson said he will not be present at the September meeting and has asked Debra Marone to chair. The next meeting is scheduled for September 13, 2011.

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Jason Wilson, Chair  
Notes prepared by Susan Varden