



November 16, 2021
Via Hand Delivery

Ms. Elaine McClung and
Members of the Planning Board
Village of Goshen
276 Main Street
Goshen, NY 10924

Re: GFI Partners
Tax Lot 117-1-1.22
Zone: Industrial Park

Dear Ms. Elaine McClung & Members of the Planning Board:

Attached please find five (5) copies of the Revised Site Plan prepared by Engineering & Surveying Properties and Esposito and Associates bearing the latest revision date of November 16, 2021, which have been prepared for the referenced project.

The revisions have been made in response to the comments received in a Lane & Tully Memorandum dated October 22, 2021. Below are our responses to the comments in the order in which they appear in the memorandum referenced above.

General Comments:

1. Comment noted.
2. Comment noted.
3. Design Plans are being provide with this submission for the proposed retaining walls.
4. On site directional and informational signs are provided on the Site Plan. Brand and Company signs will be applied for separately in accordance with §7.2 of the Zoning Code.
5. Discussions regarding wastewater discharge and pretreatment continue with the Village sewer consultant. A second meeting has been scheduled with the consultants for 11/19/202.
6. The Site Plans have been updated to reflect the tasting area patio and free-standing wall. A fence or guardrail is nit required for the proposed decorative wall.

SEQRA Comments:

1. There were no required changes to the sewer and water section of the SEQRA Consistency Document as a result of the DPW workshop. The water and sewer volumes presented at the workshop are consistent with pervious submission. These volumes are based on existing facilities and anticipated production and will be used by the applicant moving forward.
2. Please see the response letter dated 11/01/2021 from PDE regarding Lance Gorney's email dated 10/22/21. As noted in the response letter it is the opinion of the applicant that the TIS prepared for the project utilized the proper ITE Trip Generation for the proposed land use.
3. Comment noted.
4. With regard to Cultural Recourses please see SHPO's letter dated November 4,2021 indicating that the project will not have an impacted on Cultural Resources.

Site Plan Comments :

Sheet 0-100:

1. The acreage of the Conservation Area has been noted on the Overall Plan and a note was added (#12) regarding the filing of the conservation easement with the Orange County Clerk.

Sheets C-101 & C-102:

2. The emergency access road has been revised to be a paved surface (3" asphalt binder)
3. Each area of non-isolated wetland disturbance is labeled. The sewer has been rerouted to be outside the limits of the wetlands.

Sheet C-103:

4. The fencing on Pond 4B has been revised to ensure complete access around the berm for maintenance access.

Sheet C-106 & C-107:

5. A double row of silt fence has been added to all areas adjacent to sensitive areas (wetlands & adjacent areas) prior to the orange construction fence.

Sheet C-301:

6. The previous plans depict where asphalt curb is proposed (not in any areas of pedestrian activity). The "alternative" notation has been removed from the detail.

Sheet C-303:

7. The outlet structure has been updated as requested.
8. Cross-sections of the stormwater facilities have been provided on Sheet C-302.
9. Maintenance requirements of the temporary sediment basins have been added to the Erosion Control Notes on C-302

Landscape Comments:

10. Title block has been revised to reflect Royal Wines Corp.
11. Trees have been relocated from the top side of retaining walls.
12. Landscape Plan has been coordinated with Utility Plans to eliminate conflicts

SWPPP Comments:

1. Full Site Plans of the Existing and Proposed drainage boundaries were inadvertently omitted from the previous SWPPP. The revised SWPPP attached includes the large-scale maps.
2. Section 5.2 has been updated to reference Appendix 4 for the WQv calculations.
3. Temporary sediment basin calculations were inadvertently omitted from the previous SWPPP. The revised SWPPP attached contains the temporary sediment basins in Appendix 9.
4. The discussion of the reasons for the justification of a 5-acre waiver has been expanded in the narrative of the SWPPP.

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5. The required spacing of the check dams has been updated in the SWPPP narrative.
6. The SWPPP and associated Site Plans contain all information listed in Appendix E of the SWDM.

Very truly yours,
ESPOSITO & ASSOCIATES



Steven T. Esposito, RLA

STE: ML
Enclosure

ECC: Jacqueline Bart
Steven Goodman
Leif Ronaldson
Jay Samuelson, P.E
Jim Thornhill, RA
Joseph Herzog
Mark Nogueira, P.E