

November 15, 2021

Elaine McClung, Chairperson  
Village of Goshen Planning Board  
276 Main St  
Goshen, NY 10924

*Re: Sapphire Nursing and Rehabilitation at Goshen  
Application for Subdivision Approval  
Chazen #52068.00*

Dear Chairperson McClung:

Included herewith please find 5 sets of the Sapphire Nursing and Rehabilitation at Goshen Preliminary Subdivision Plat, along with the applicants enumerated responses to the Lanc & Tully review letter of May 20, 2021. The subdivision drawing has been amended in response to these comments. Please place this application on the agenda of the November 30, 2021 Planning Board meeting.

Please accept the following enumerated responses

1. Nursing homes require a minimum lot area of 20 acres in the OBH Zone. Both lots therefore require lot area variances. Each lot will require variances for side setback, Lot 2 will require a variance for street frontage and front yard setback and Lot 1 requires a variance for rear yard setback. The applicant requires referral to the Zoning Board of Appeals,

**Response: The applicant received approval for the required variances from the Village of Goshen ZBA on October 21, 2021. The applicant understands that a copy of the approval resolution is forthcoming and will be provided upon receipt.**

2. The sanitary sewer line appears to end abruptly at BOCE\$ Drive with no downstream connection or manhole and no service connections are shown to the existing buildings.

**Response: The applicant completed additional field investigation to determine the location of the sewer connection at Harriman Drive as shown on the included mapping. The sewer connection to the building is also shown on the subdivision mapping.**

3. No offsite water main connection is shown on the plan which would indicate how water is provided to the existing building and no service connections are shown on the building.

**Response: The applicant completed additional field investigation to determine the location of the water connection at Harriman Drive as shown on the included mapping. The water connection to the building is also shown on the subdivision mapping.**

4. No existing or proposed water metering is shown on the plan. The applicant should provide additional information including if metering will be joint or separate.

**Response: There is no change proposed to the water service or meter location. Parcel 2 will remain fully responsible for payment of all water service billings for both properties.**

5. Deed Liber end Page 1s missing from Aces Easement 3,

**Response: The label for Access Easement 3, Liber 14291 Page 1 is located on the plat for the westerly asphalt roadway into the project site.**

6. Only one trash enclosure is shown on the property. This may be adequate for both uses, but the proposed condition should be shown on this plan, 7, The approval box should refer to the Village of Goshen.

**Response: The mapping shows two dumpster locations. The Lot 1 dumpster pad is located to the north side of the access drive paralleling the north façade of the Assisted facility. The Lot 2 dumpster is located at the loading dock along the west side of the building.**

7. The approval box should refer to the Village of Goshen.

**Response: The Village Planning Board approval box has been revised to read "Village of Goshen".**

8. This Project Site, as it presently exists, has multiple easements and rights-of-way, both onsite and offsite for utilities such as access, water supply, sanitary sewer, storm drainage, gas\* electric, etc. As these are private easements which have minimal impact on the Village of Goshen, Lanc & Tully has not confirmed the adequacy or accuracy of the location of the easements shown on this plan. However, the easements will need to be updated to refer to the new appropriate tax lot (once a new subdivision is filed) and in the future. Should an easement be extinguished, the applicant should be required to return to the Planning Board to evaluate any implications,

**Response: The Applicant will prepare all necessary easements required to ensure the continuity of utility services to the properties following subdivision, and the fair allocation of responsibility for maintaining the Site.**

9. A short Environmental Assessment Form has been provided which we find acceptable,

**Response: Comment noted.**

10. The applicant will require referral to the Orange County Planning Department for GML review.

**Response: Comment noted.**

If you have any questions or need further information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Steven J. Alex".

Steven J. Alex, PLS  
VP, Land Surveying

cc: Sapphire Group  
Daniel Richmond, Esq.