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June 24, 2008

Village of Goshen Planning Board
276 Main Street
Goshen, NY 10924

*Re: Southside Commerce Center
Tax Lot #121-1-3.2
AEC Project # 0811.53*

Dear Chairman O'Donnell and Board Members:

We have reviewed the following documents submitted in support of the above referenced application:

1. Site Plan prepared by Pietrzak and Pfau, PLLC, latest revision June 5, 2008.
2. Long Form EAF dated February 4, 2008.
3. Full EAF, Part Three, Draft Scoping Outline dated May, 2008.

Based on our review of the above plans and supporting documents, we offer the following comments for your consideration:

A. Procedural Issues

1. The use is permitted in the IP District, subject to site plan review and approval.
2. The OC Planning referral was sent in May.
3. The required site plan notifications should be mailed prior to the next appearance before the Board.
4. The Board declared it's intent to serve as Lead Agency at the February 26 meeting. The Board is now confirmed as Lead Agency.
5. Referral to the Town has been done by copy of the Notice of Intent to serve as Lead Agency.
6. The Board has been copied on the application to the Town Planning Board.

B. EAF Review

1. Part 1, B.1.g; the ITE classification should be provided.
2. Part 1, B.25 should be clarified with respect to whether Maple Ave. is a Town road or County Highway at this location.
3. Part 2, #1 should include the proposed blasting.
4. Considering the scope of the project and the materials submitted to date, the Board a Determination of Significance. Considering the interaction with the Town on this application, a Positive Declaration may best serve implementation of the SEQR review for this project.

C. Technical Issues

1. Plans meeting the requirements of Article 10 should be prepared.
2. A drainage study supporting the stormwater design shown on the plans should be submitted.
3. Spot elevations supporting the proposed drainage layout should be shown on the plan.
4. The proposed plan does not meet the requirements of sections 5.2 and 5.3.
5. Proposed utility connections should be shown.
6. The plan should be referred to OCDPW for review and comment.
7. The purpose of the “augmenting detention basin” and any restrictive agreements should be detailed.
8. Any easements related to the pond or the outlet pipe should be shown on the plan.

Action	Planning Board Action Summary Characteristics	Date
Original Application	Site Plan	2/12/08
EAF	<u>Long/Short</u>	2/4/08
Type Action	Type I	
EAF complete		
Declare Lead Agency		2/26/08
Application complete		
Public Hearing Scheduled		
Public Hearing Opened		
Public Hearing Closed		
SEQR Determination		
Other Approvals	OCDPW/Town	
Board Action		

We will provide further review of this project as additional information is received, or as directed by the Board. Please call me with any questions or comments you may have.

Alpine Environmental Consultants, Inc.
Very truly yours,

Jim Ullrich
President

cc: Applicant
Village Building Department
Michael Donnelly, Esq.