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November 29, 2021

Elaine McClung, Chair
Village of Goshen Planning Board
276 Main Street
Goshen, NY 10924

Re: GFI Partners- Amended Site Plan
SBL:117-1-1.22

Chairperson McClung and Planning Board members;

The application proposes a 635,050 total square foot building for production, bottling and warehousing for a wine and juice manufacturer on an 83 acre property in the Village's Industrial Park (IP) zone with road access via NYS Route 17M.

We have reviewed a Site Plan consisting of 16 sheets prepared by Engineering and Surveying Properties last revised 11/11/2021, revised SWPPP dated November 2021, retaining wall design plans prepared by Titan Engineers dated 11/15/2021 and revised landscaping plan prepared by Esposito & Associates dated 11/16/2021.

General Comments:

1. The project will need to seek a height variance and potentially a variance for parking from the Zoning Board of Appeals. The applicant has appeared before the ZBA but no approvals can be granted until the Planning Board completes SEQR.
2. Location of any free standing signage should be shown on the plans with construction details. Final sign permits for both building-mounted and free-standing signage will need to be obtained from the building department prior to building permits.
3. Plans and construction details for the "Wastewater Pretreatment" shall be made part of the plan set. The engineering design report for the pretreatment system shall be submitted for review.

SEORA Comments:

1. As discussed at the last meeting, comments on the applicant's traffic counts from the Lance Gorney, PE, Acting Regional Highway Permit & Signals Manager were received that express concerns about the counts and the resulting analysis provided. The applicant has provided a response to these comments and a call with the NYSDOT has been scheduled for November 30th. We will be prepared to update the board on the results of that meeting at the Planning Board meeting.
2. Our office attended a workshop with the applicant, Village DPW Superintendent and water and sewer engineering consultant (Jason Pitingaro, P.E. of Pitingaro & Doetsch Consulting Engineers) to continue to coordinate how this project will mitigate impacts to Village systems. A letter has been provided by that office regarding each system and various recommendations and requirements for each system to mitigate potential impacts. This document was only recently received so we recommend a discussion with the applicant on their agreement with these items.

Site Plan Comments:Sheet C-101 & C-102:

1. The plan notes the Emergency Access to be gravel. Section D102 of Appendix "D" of the 2020 Fire Code of NYS states "Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds." Although the applicant is now noting the Emergency Access Road to be paved with 3" of asphaltic binder course per the detail provided on Sheet C-301, as previously requested, the applicant shall submit calculations to show that this emergency access road will support the required loading as noted in the NYS Fire Code. As Langan has completed similar designs for other areas of the project site, the applicant should consider having Langan verify the design of the emergency access road.

Sheet C-105:

2. The information for the sewer run between SMH-2 and the existing tie-in manhole (length, size, material, slope, etc.) shall be called out on the plan.
3. Although the plan is calling for the existing 12" water main to be encased in concrete in between SMH-2 and the existing tie-in manholes, we would recommend that the concrete encasement be eliminated and that the short sewer run be installed with pressure rated pipe, such as C900. This will allow for ease of maintenance of the water line in the future. It should be noted that use of pressure pipe for sewer will require testing of the line as if it were a water line.

Sheets C-201 thru C-204 (Profiles):

4. The structures called out on the profiles shall include a station (Sta. x+xx), as related to their respective location along the profile.

Sheet C-303:

5. The plan view of the outlet structure shall show the location of all penetrations and the location of the valve for pond drainage. The manufacturer of the drainage valve to be installed within the outlet structure shall be noted on the plan, and additional information shall be provided as to how the drainage valve will be supported within the outlet structure.
6. Cross-sections for each of the temporary sediment traps shall be included on the plans, along with all pertinent information.
7. As previously requested, the maintenance requirements for the temporary sediment ponds shall be included on the plans.

Retaining Wall Comments:

8. Although plans for 3 retaining walls were submitted, the plans for the 4th wall on the east side of the site were not included within the submission. The design of this wall should be completed and submitted with the full set of the other retaining wall designs.
9. The date of the Langan Geotechnical Engineers Report listed under General Notes No. 3 on Sheet RW-200 should be revised to reflect November 20, 2020.
10. The Langan Geotech report notes a bearing capacity of 5 kips/sq.ft. for foundations, whereas on Sheet RW-200, the foundation soils are noted as having a bearing capacity of 6 kips/sq.ft. This should be reviewed further, and the design of the retaining walls revised as necessary.
11. As previously requested, the design calculations for the retaining walls should also be submitted along with the plans for the retaining walls.

Landscaping Comments:

12. The north-west most Pin Oak tree located above retaining wall No. 2 in the north-west corner of the site should be relocated or adjusted so as not to impact the proposed retaining wall or geogrid associated with the wall.
13. The evergreen trees located over top of the storm drainage pipes running to the storm water facility on the west side of the site should be relocated so as not to impact the storm pipes or future maintenance of these pipes.

14. In the south-east corner of the site, evergreen trees are planted directly over the sewer run from the proposed pre-treatment system. The trees should be relocated so as not to impact the sewer line or future maintenance of the sewer line.
15. The single evergreen tree located behind retaining wall No. 4, at the northerly angle point, should be relocated to ensure the tree does not impact the wall or geogrid system associated with the wall.
16. The lighting details on Sheet L3 of the landscape plans shall be enlarged so that they are legible.

SWPPP Comments:

17. The report currently notes General Permit GP-0-15-002. The report should be revised to reflect the current General Permit as GP-0-20-001.

This completes our review at this time. Further comments may be provided based on future submissions. A written response letter addressing each of the above comments should be provided with the next submission. If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.



Kristen O'Donnell
Village Planner