

FINAL RESOLUTION

(Royal Wine Corporation/Goshen Developer JV, LLC Project)

A regular meeting of the Orange County Industrial Development Agency held on August 17, 2022 at 5:30 p.m. (local time) at the Orange County Government Center Community Room, 255 Main Street, Goshen, New York.

The meeting was called to order by Chairman Torelli and upon the roll being duly called, the following members were:

MEMBERS PRESENT: Mike Torelli, Dean Tamburri, Vincent Odock, James Rinaldi, Susan Walski

THE FOLLOWING PERSONS WERE ALSO PRESENT: Bill Fioravanti, Kelly Reilly, Dennis Brady, Sue Katzoff, Connor Eckart, Martin Hoffman, Roy Makinen, John Capella, Dave Higgins Mike Higgins, Sheldon Ginsberg, Jonathan Gross, Steve Esposito

The following Resolution was offered by Torelli and seconded by Walski:

AUTHORIZING THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO: (I) UNDERTAKE, ACQUIRE, CONSTRUCT, EQUIP AND COMPLETE A PROJECT; (II) APPOINT THE COMPANY AS AGENT OF THE AGENCY FOR THE PURPOSE OF THE ACQUISITION, RECONSTRUCTION, RENOVATION, EQUIPPING AND COMPLETION OF THE PROJECT (AS MORE FULLY DESCRIBED BELOW); (III) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF EXEMPTIONS FROM STATE AND LOCAL SALES AND USE TAX AND REAL PROPERTY TAX AND MORTGAGE RECORDING TAX; AND (IV) EXECUTE AND DELIVER CERTAIN DOCUMENTS IN CONJUNCTION WITH THE PROJECT

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 390 of the Laws of 1972 of the State of New York, as amended (hereinafter collectively called the "**Act**"), the **ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY** (hereinafter called the "**Agency**"), was created with the authority and power and for the purpose of, among other things, acquiring, constructing, reconstructing and equipping manufacturing, warehousing, research, commercial, or industrial facilities as authorized by the Act; and

WHEREAS, Goshen Developer JV, LLC, a New York limited liability company and Royal Wine Corporation, a New York corporation, each for itself or on behalf of an entity to be formed (collectively, the "**Company**"), has submitted an application (the "**Application**") to the Agency requesting the Agency's assistance with a certain multi-faceted project the first phase of which (the "**Project**") consisting of: (A)(i) the acquisition of a leasehold interest in approximately 82 acres of vacant land located at 2500 State Route 17M, Goshen, New York (Tax Map No. 117-1-1.222) (the "**Lamf**") (ii) the construction of an approximately 626,862 base building to house a production/manufacturing facility to also include a visitors' center and retail sales center for the Company's juice and wine production as well as associated site improvements including, but not limited to, parking, infrastructure, mechanical systems, special epoxy flooring, cooling systems,

interior concrete tank pads and upgraded utilities as well as exterior site improvements, (collectively, the "**Facility**"); (iii) the acquisition and installation in and on the Facility of furniture, fixtures and equipment (the "**Equipment**" and together with the Land and the Facility, the "**Project Facility**"); (B) the granting of certain financial assistance in the form of exemptions from State and local sales and use tax, mortgage recording tax and real property tax (collectively, the "**Financial Assistance**"); (C) the appointment of the Company or its designee as an agent of the Agency in connection with the acquisition, construction, equipping and completion of the Project Facility; and (D) the acquisition of an interest in the Land and Facility by the Agency pursuant to a lease agreement and the acquisition of an interest in the Equipment pursuant to a bill of sale from the Company to the Agency; and the sublease of the Project Facility back to the Company pursuant to a leaseback agreement; and

WHEREAS, pursuant to General Municipal Law Section 859-a, on July 19, 2022, at 11:00 a.m. (local time), at the Village Hall located at 276 Main Street, Goshen, New York 10924, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance being contemplated by the Agency (the "**Public Hearing**"), whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views. Notice of the public hearing was published on June 26, 2022, in the Times Herald-Record, a newspaper of general circulation in Goshen, New York and given to the chief executive officers of the affected tax jurisdictions by letters dated June 24, 2022. A copy of the minutes of the Public Hearing along with the Notice of Public Hearing, which was forwarded to the affected taxing jurisdictions on June 24, 2022, are attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law of the State of New York, as amended, and the regulations of the Department of Environmental Conservation of the State of New York promulgated thereunder (collectively referred to hereinafter as "**SEQRA**"), the Agency is required to make a determination whether the "action" (as said quoted term is defined in SEQRA) to be taken by the Agency may have a "significant impact on the environment" (as said quoted term is utilized in SEQRA), and the agreement of the Agency to undertake the Project constitutes such an action; and

WHEREAS, Goshen Developer JV LLC prepared and submitted a Full Environmental Assessment Form, dated May 11, 2021 and revised July 13, 2021 ("**EAF**") to the Village of Goshen Planning Board to obtain approval for a project that is substantially similar to the Project being undertaken by the Agency;

WHEREAS, the Village of Goshen Planning Board determined that the project before it and described in the EAF constituted a "Type I" action and appointed itself to act as "lead agency" for purposes of a conducting a "coordinated review" (as said quoted terms are defined in SEQRA); and

WHEREAS, on February 22, 2022, the Village of Goshen Planning Board, as lead agency, and consistent with the procedures and criteria set forth in 6 NYCRR 617.7, analyzed the relevant areas of environmental concern using the SEQRA standards and ultimately determined that the project would not have a significant adverse impact on the environment, and adopted a Negative

Declaration ("**Negative Declaration**" and collectively with the EAF, the "**SEQRA Documents**"); the SEQRA Documents are attached hereto as **Exhibit "B"**; and

WHEREAS, the Agency has undertaken a comprehensive and detailed review of the SEQRA Documents and findings of the Village of Goshen Planning Board.

WHEREAS, the Agency hereby adopts the SEQRA finding and Negative Declaration of the Village of Goshen Planning Board with respect to the environmental impact of the Project; and

WHEREAS, the Agency has given due consideration to the Application and to representations by the Company that the provision of Financial Assistance: (i) will induce the Company to develop the Project Facility in Orange County (the "**County**"); (ii) will not result in the removal of a commercial, industrial or manufacturing plant or facility of the Company or any other proposed occupant of the Project Facility from one area of New York State (the "**State**") to another area of the State or in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project Facility located in the State, except as may be permitted by the Act; and to the extent occupants are relocating from one plant or facility to another, based upon the Company's application and representations, the Agency hereby finds that the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and (iii) the Project will serve the purposes of the Act by advancing job opportunities and the economic welfare of the people of the State and the County and improve their standard of living; and

WHEREAS, subject to compliance with the terms hereof and the execution and delivery of the Lease Documents (as defined hereinbelow) by the Company, the Agency will: (i) designate the Company as its agent for the purpose of acquiring, constructing, reconstructing, renovating, equipping and completing the Project pursuant to a project agreement (the "**Project Agreement**"); (ii) acquire a leasehold interest in the Project through the negotiation, execution and delivery of a lease agreement (the "**Lease Agreement**"), a leaseback agreement (the "**Leaseback Agreement**"), a bill of sale (the "**Bill of Sale**"), an environmental compliance and indemnification agreement (the "**Environmental Compliance and Indemnification Agreement**"), a tax agreement containing the PILOT Schedule (as defined below) (the "**Tax Agreement**") and all other documents and certificates required by the Agency to confer the approved Financial Assistance, each of the foregoing with the Company (the "**Miscellaneous Documents**" and together with the Project Agreement, the Lease Agreement, the Leaseback Agreement, the Bill of Sale, the Environmental Compliance and Indemnification Agreement and the Tax Agreement, collectively, the "**Lease Documents**"); (iii) secure the Company's borrowings with respect to the Project Facility by joining in one or more construction or permanent mortgages and assignment of leases and rents on the Project Facility in favor of the Company's lender(s); (iv) provide the Financial Assistance to the Company in the form of (a) State and local sales and use tax exemption for purchases and rentals related to the acquisition, reconstruction, construction, renovation, equipping and completion] of the Project, (b) a partial real property tax abatement through the Tax Agreement, and (c) if necessary, a mortgage recording tax exemption for financing related to the Project; and

WHEREAS, as part of the Financial Assistance, the Company requested the Agency consider a 15-year payment in lieu of tax schedule, as more fully described on **Exhibit "C"** attached hereto (the **"PILOT Schedule"**), which schedule conforms with the Agency's Uniform Tax Exemption Policy (**"UTEP"**) established pursuant to General Municipal Law Section 874(4); and

WHEREAS, the Lease Documents and related documents will be negotiated and presented to the Agency for execution and delivery subject to the approval of these resolutions.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

SECTION 1. The Company presented the Application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the Application, at the public hearing and in other correspondence and/or documents, if any, submitted by the Company to the Agency, the Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers and authority necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act and to take the actions contemplated herein; and

(B) Based upon the review by the Agency of the Application, the Agency finds that the proposed Project constitutes a "Type I action" pursuant to 6 N.Y.C.R.R. Part 617.4 and, pursuant to a thorough review, hereby adopts the SEQRA findings and Negative Declaration (dated February 22, 2022) of the Village of Goshen Planning Board; and

(C) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purposes of acquiring, reconstructing, constructing, renovating, equipping and completing the Project and to grant the Financial Assistance and the Agency hereby authorizes same; and

(D) The action to be taken by the Agency will induce the Company to develop and operate the Project in the County, thereby increasing employment opportunities and otherwise furthering the purposes of the Agency as set forth in the Act; and

(E) The Project will not result in the removal of a commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(F) The Project Facility constitutes a "project" within the meaning of the Act.

SECTION 2. Based upon representations and warranties made by the Company in the Application, the Agency hereby authorizes and approves: (a) the Company, as its agent, to make purchases of goods and services relating to the Project, that would otherwise be subject to New York State and local sales and use tax in an amount up to **\$46,939,000**, which result in New York State and local sales and use tax exemption benefits ("**Sales and Use Tax Exemption Benefits**") not to exceed **\$3,813,793.75**; and (b) exemption from mortgage recording taxes for one or more mortgages in the approximate amount of **\$517,000** in connection with the financing of the Project and any future financing, refinancing or permanent financing of the Project.

SECTION 3. Based upon the representations made by the Company to the Agency, and the reasons presented by the Company in support of its request for the PILOT Schedule, the Agency hereby approves the PILOT Schedule attached hereto at Exhibit "C" and the (Vice) Chairman and Chief Operating Officer, acting individually, are each authorized to execute and deliver the Tax Agreement providing for the PILOT Schedule, all in such form and substance as shall be substantially the same as approved by the Agency for other similar transactions, and consistent with this Resolution.

SECTION 4. The Chairman, Vice Chairman, Chief Executive Officer and/or the Chief Operating Officer of the Agency, acting individually, are each hereby authorized and directed, on behalf of the Agency, to negotiate and execute the Lease Documents, in form and substance similar to other such agreements and documents used by the Agency for similar transactions, with changes in terms and form as shall be consistent with this Resolution and as the Chairman, Vice Chairman, Chief Executive Officer and/or the Chief Operating Officer shall approve; provided, however, the rental payments under the Leaseback Agreement include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project; and (D) and execute and deliver any such additional certificates, instruments, documents or affidavits, to pay any such other fees, charges and expenses, to make such other changes, omissions, insertions, revisions, or amendments to the documents referred to herein, as approved by the Chairman, Vice Chairman, Chief Executive Officer and/or the Chief Operating Officer, and to do and cause to be done any such other acts and things, as they determine, on advice of counsel to the Agency, may be necessary or desirable to consummate the transactions contemplated by this Resolution.

SECTION 5. Subject to the terms of this Resolution, the remittance by the Company of all fees and costs incurred by the Agency in connection with the Project, and the Company's execution, delivery and compliance of and with the Lease Documents within one year from the date hereof (unless otherwise authorized by the Agency), the Company is appointed as the true and lawful agent of the Agency and may utilize, and is hereby authorized to appoint, a Project operator, contractors, agents, subagents, subcontractors, contractors and subcontractors of such agents and subagents (collectively, "**Additional Agents**") in order to proceed with the reconstruction, renovation, restoration, preservation, equipping and completion of the Project, all with the same powers and the same validity as if the Agency were acting in its own behalf, provided the Company execute, deliver and comply with the Lease Documents. The Company shall provide, or cause its Additional Agents to provide, and the Agency shall maintain, records of the amount of State and local sales and use tax exemption benefits provided to the Project and the

Company shall, and cause each Additional Agent, to make such records available to the State Commissioner of Taxation and Finance (the "**Commissioner**"). The Agency shall, within thirty (30) days of providing any State sales and use tax exemption benefits, report to the Commissioner the amount of such benefits for the Project, identifying the Project, along with any such other information and specificity as the Commissioner may prescribe. As a condition precedent to the Company or Project's receipt of, or benefit from, any State or local sales and use tax exemptions, the Company must acknowledge and agree to make, or cause its Additional Agents to make, all records and information regarding State and local sales and use tax exemption benefits realized by the Project available to the Agency or its designee upon request. for purposes of exemption from New York State (the "**State**") sales and use taxation as part of the Financial Assistance requested, "sales and use taxation" shall mean sales and compensating use taxes and fees imposed by article twenty-eight or twenty-eight-A of the New York State tax law but excluding such taxes imposed in a city by section eleven hundred seven or eleven hundred eight of such article twenty-eight.

SECTION 6. Pursuant to Section 875(3) of the New York General Municipal Law and/or the Agency's policies, which are all incorporated herein by reference, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any State and local Sales and Use Tax Exemption Benefits and/or any other Financial Assistance provided to the Company and/or the Project if there is a violation of the Act or the Agency's policies or in the event of a default under the Lease Documents by the Company. As a condition precedent of receiving Sales and Use Tax Exemption Benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, shall (i) cooperate with the Agency in its efforts to recover or recapture any Sales and Use Tax Exemption Benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands; and with respect to all other Financial Assistance the Company shall agree to cooperate with the Agency in its efforts to recover or recapture any Financial Assistance in the event of a Default; and promptly pay over any such amounts to the Agency that the Agency demands.

SECTION 7. The obligation of the Agency to consummate any transaction contemplated herein or hereby is subject to and conditioned upon the Company's execution and delivery of the Lease Documents, all other documents set forth herein and the payment by the Company of all administrative, legal and other fees of the Agency.

SECTION 8. No covenant, stipulation, obligation or agreement contained in this resolution or any document referred to herein shall be deemed to be the covenant, stipulation, obligation or agreement of any member, officer, agent or employee of the Agency in his or her individual capacity. Neither the members nor officers of the Agency, nor any person executing any documents referred to above on behalf of the Agency, shall be liable thereon or be subject to any personal liability or accountability by reason of the execution or delivery thereof.

SECTION 9. Should the Agency's participation in the Project, or the appointments made in accordance herewith, be challenged by any party, in the courts or otherwise, the Company shall defend, indemnify and hold harmless the Agency and its members, officers and employees from any and all losses arising from any such challenge including, but not limited to, the fees and disbursement of the Agency's counsel. Should any court of competent jurisdiction determine that

the Agency is not authorized under the Act to participate in the Project, this Resolution shall automatically become null, void and of no further force and effect, and the Agency shall have no liability to the Company hereunder or otherwise.

SECTION 10. Bousquet Holstein PLLC, as counsel to the Agency, is hereby authorized to work with the Company and others to prepare for submission to the Agency, all documents necessary to effect the grant of Financial Assistance and consummate the Lease Documents.

SECTION 11. The Secretary, the Chief Executive Officer and/or the Chief Operating Officer of the Agency are hereby authorized and may distribute copies of this Resolution and do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

SECTION 12. The approvals provided for herein are contingent upon the Company's payment of all the Agency's fees and costs, including but not limited to attorney's fees.

SECTION 13. These Resolutions shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	<u><i>Yea</i></u>	<u><i>Nay</i></u>	<i>Absent</i>	<i>Abstain</i>
Michael Torelli	X			
Dean Tamburri	X			
Vincent Odock	X			
James Rinaldi	X			
Susan Walski	X			

The Resolutions were thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF ORANGE) ss:

I, the undersigned Chief Executive Officer of the Orange County Industrial Development Agency, **DO HEREBY CERTIFY:**

That I have compared the foregoing extract of the minutes of the meeting of the Orange County Industrial Development Agency (the "**Agency**") including the resolution contained therein, held on August 17, 2022, with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with Article 7.

I FURTHER CERTIFY that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Agency this 17th day of August, 2022.

A handwritten signature in black ink, appearing to read 'William Fioravanti', written over a horizontal line.

William Fioravanti, Chief Executive Officer

(SE AL)

EXHIBIT A

Public Hearing Minutes & Notice of Public Hearing

[See Attached]

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law will be held by the Orange County Industrial Development Agency (the "Agency") on July 19, 2022, at 11:00 a.m. local time, at the Village Hall located at 276 Main Street, Goshen, New York 10924, in connection with the following matter:

Goshen Developer JV, LLC, a New York limited liability company and Royal Wine Corporation, a New York corporation, each for itself or on behalf of an entity to be formed (collectively, the "Company"), requested the Agency undertake a certain multi-faceted project the first phase of which (the "Project") consists of: (A)(i) the acquisition of a leasehold interest in approximately 82 acres of vacant land located at 2500 State Route 17M, Goshen, New York (Tax Map No. 117-1-1.222) (the "Land") (ii) the construction of an approximately 626,862 base building to house a production/manufacturing facility to also include a visitors' center and retail sales center for the Company's juice and wine production as well as associated site improvements including, but not limited to, parking, infrastructure, mechanical systems, special epoxy flooring, cooling systems, interior concrete tank pads and upgraded utilities as well as exterior site improvements, (collectively, the "Facility"); (iii) the acquisition and installation in and on the Facility of furniture, fixtures and equipment (the "Equipment" and together with the Land and the Facility, the "Project Facility"); (B) the granting of certain financial assistance in the form of exemptions from State and local sales and use tax, mortgage recording tax and real property tax (collectively, the "Financial Assistance"); (C) the appointment of the Company or its designee as an agent of the Agency in connection with the acquisition, construction, equipping and completion of the Project Facility; and (D) the acquisition of an interest in the Land and Facility by the Agency pursuant to a lease agreement and the acquisition of an interest in the Equipment pursuant to a bill of sale from the Company to the Agency; and the sublease of the Project Facility back to the Company pursuant to a leaseback agreement.

The Company will be the initial manager/owner of the Project.

The Agency will at the above-stated time hear all persons with views with respect to the proposed Financial Assistance to the Company, the proposed owner/operator, the location of the Project Facility and the nature of the Project.

A copy of the application filed by the Company with the Agency with respect to the Project, including an analysis of the costs and benefits of the Project, are available for public inspection during the business hours at the office of the Agency located at 4 Crotty Ln #100, New Windsor, NY 12553 or on its website at <https://www.ocnyida.com>.

Dated: June 23, 2022

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
STATE OF NEW YORK

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In the Matter of

GOSHEN DEVELOPER JV, LLC and
ROYAL WINE CORPORATION

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July 19, 2022
11:00 a.m.

BEFORE: WILLIAM FIORVANTI
CEO OCNYIDA

FRANCES ROTH
Court Stenographer
168 North Drury Lane
Newburgh, New York 12550
Telephone (845) 566-1641

A P P E A R A N C E S:

WILLIAM FIORVANTI
CEO OCNYIDA
4 Crotty Lane
New Windsor, New York 12553

ALSO PRESENT: Kelly Reilly
Project Manager

Dennis Brady (Via Zoom)
OCIDA

Mordy Herzog, Royal Wine Corporation
(Via Zoom)

Brian Wrye (Via Zoom)

Sheldon L. Ginsberg

Jacqueline Bart, GFI Partners

Steven Esposito, Planner

John Cappello, Esq.

1 -GOSHEN DEVELOPER JV, LLC-

2 MR. FIORAVANTI: All right. Thank
3 you everyone for attending. This is the public
4 hearing for the Orange County IDA project for
5 Royal Wine Company or Goshen Developer JV, LLC.

6 My name is Bill Fioravanti, I'm the
7 CEO of the Orange County IDA. It is 11:10 a.m.
8 and we just opened the public hearing for this
9 matter. I'm going to ask you all before we carry
10 on to rise to the Pledge of Allegiance, please.

11 (Whereupon, the Pledge of
12 Allegiance was recited.)

13 MR. FIORAVANTI: Thanks very much.
14 Some introductions. Again, my name is Bill
15 Fioravanti, CEO of the IDA, also Kelly Reilly.
16 She's our project manager for the IDA.
17 Charlene, what's your last name, I'm sorry.

18 COURT REPORTER: Koehler.

19 MR. FIORAVANTI: Charlene Koehler.
20 She's not our usual stenographer, but she's
21 standing in. Thanks for being here.

22 We have a team from again Royal
23 Wine Company/Goshen Developer JV, LLC. Shelly
24 Ginsberg, CFO, Jacki Bart, we have Steve
25 Esposito who I think is going to be leading the

1 -GOSHEN DEVELOPER JV, LLC-
2 presentation in a few minutes, and John am I
3 introducing you as part of the team?

4 MR. CAPPELLO: Yes.

5 MR. FIORAVANTI: John Cappello is
6 here in various capacities. And thanks to all
7 the members of the public. I just want to
8 remind you if you want to make a comment in a
9 few minutes just sign in on the sign-in sheet
10 right there. This is of course being conducted
11 on line, we're live streaming this, we have
12 some people that are attending via zoom. Thank
13 you for being here. Our A.T. consultant,
14 Dennis Brady ADA Studios is doing that. He's
15 with us as well. We may have some board
16 members of the IDA online. I'm not sure at the
17 moment. I do see Goshen Councilman Joe Betro,
18 thanks for being here. I think Elaine McClung
19 is here as well. If there are other public
20 officials please I'll be happy to announce you,
21 otherwise we'll get on with the order of
22 business.

23 Again we opened the public hearing
24 at 11:10 a.m. Basically what we're going to do
25 is we're going to have a very brief

1 -GOSHEN DEVELOPER JV, LLC-

2 presentation from Royal Wine, especially the
3 technology and such. We're not going to
4 belabor it too long but if we could, ten
5 minutes or less. This is not a question and
6 answer session. This is not how a public
7 hearing works. It's to allow people to make
8 comments. If there are comments brought up
9 that need to be addressed I'll note those and
10 we'll wait for all the questions to be done and
11 I may ask them to respond to something that was
12 raised. I may not do that but if it makes
13 sense if it was in the public interest of the
14 public I'll be /TAEF. But we're not going to
15 go back and forth. We'll still accept letters
16 with comments about this project until the end
17 of July, so if anyone is not able to make or
18 wants to go on record and provide a letter you
19 can still send that to us at the IDA at 4
20 Crotty Lane in New Windsor, 12553.

21 I'm going to read the public
22 hearing notice that was posted in the Times
23 Herald Record and on the IDA web site. Pardon
24 me for all the legalese. It is ERROR for me to
25 read the entire hearing.

-GOSHEN DEVELOPER JV, LLC-

Notice is hereby given that a public hearing pursuant to Article 18-A of the New York General Municipal Law will be held by the Orange County Industrial Development Agency on July 19th, 2022 at 11 a.m. at the Village Hall located at 276 Main Street, Goshen in connection with the following matter: Goshen Developer JV, LLC, a New York Limited Liability Company, and Royal Wine Corporation, a New York corporation, each for itself or on behalf of an entity to be formed (collectively, the "Company"), requested the Agency undertake a certain multi-faceted project the first phase of which we'll call the project, consists: (A) (i) the acquisition of a leasehold interest in approximately 82 acres of vacant land located at 2500 State Route 17M, Goshen, New York (Tax Map No. 117-1-1.222) (the "Land") (ii) the construction of an approximately 626,862 square foot base building to house a production/manufacturing facility to also include a visitors' center and retail sales center for the Company's juice and wine production, as well as associated site

-GOSHEN DEVELOPER JV, LLC-

improvements including, but not limited to, parking, infrastructure, mechanical systems, special epoxy flooring, cooling systems, interior concrete tank pads and upgraded utilities as well as exterior site improvements, collectively known as the Facility; (iii) the acquisition and installation in and on the Facility of furniture, fixtures and equipment known as the Equipment and together with the Land and the Facility, known as the Project Facility, the (B) the granting of certain financial, assistance in the form of exemptions from State and local sales and use tax, mortgage recording tax and real property tax collectively known as the Financial Assistance; (C) the appointment of the Company or its designee as an agent of the Agency in connection with the acquisition, construction, equipping and completion of the Project Facility; and (D) the acquisition of an interest in the Land Facility by the Agency pursuant to a lease agreement and the acquisition of an interest in the Equipment, pursuant to a bill of sale from the Company to

1 -GOSHEN DEVELOPER JV, LLC-

2 the Agency; and the sublease of the Project
3 Facility back to the Company pursuant to a
4 leaseback agreement.

5 The Company will be the initial
6 manager/owner of the Project.

7 The Agency will be at the above
8 stated time hear all persons with views with
9 respect to the proposed Financial Assistance to
10 the Company, the proposed owner/operator, the
11 location of the Project Facility and the nature
12 of the Project.

13 A copy of the application filed by
14 the Company with the Agency with respect to the
15 Project, including an analysis of the costs and
16 benefits of the Project, are available for
17 public inspection during the business hours at
18 the office of the Agency located at 4 Crotty
19 Lane, Suite Number 100, New Windsor, New York,
20 12553 or on our web site, which is
21 <https://www.ocnyida.com>. Again that's
22 ocnyida.com. I encourage all the members of
23 the public that are here or anyone joining us
24 online to look at the IDA web site. There is
25 an active project section where all of our

1 -GOSHEN DEVELOPER JV, LLC-

2 projects that are still receiving benefits over
3 the years including current applicants are
4 listed there. You'll see the application for
5 this project. This public hearing notice I
6 just read, our cost benefit analysis, etcetera,
7 etcetera, it's all on the web site. Very trans
8 par /PWRAPBTS there for your need to per sues
9 ruse. You can read reach out to us any time at
10 the IDA If you have questions or would like to
11 make comments to me we'll be happy to do that.

12 We did perform a cost benefit
13 analysis on this taking all the economic
14 inputting as and of course taking into account
15 we'll say the cost of the incentives we
16 provided. There are printed copies of that
17 cost benefit analysis on the corner of this
18 desk if anyone wants to get it, again,
19 available on our web site and I'm going to
20 review that before we hear from the applicant.

21 So with the jobs that will be
22 created, that will be newly created if this
23 project comes to Goshen, as well as jobs that
24 are being retained, that will be coming over in
25 some cases current employees will be retaining

1 -GOSHEN DEVELOPER JV, LLC-

2 those jobs and coming to Goshen I'll get back
3 to that in a second. Of course, the
4 construction jobs that are being added here,
5 the final analysis I'll jump to that, is we're
6 going to look at what the cost is to us, really
7 the cost, the value of the incentives that
8 we're offering which, by the way to recap, I
9 read it quickly, are mortgage recording tax.
10 So if you do a project, purchase a property in
11 Orange County to do a development project there
12 is a 1.05 percent mortgage recording tax. The
13 IDA can exempt that. There's also 8.125 sales
14 tax. We can exempt the development project on
15 that for furniture, fixture, building
16 materials, etcetera, etcetera, and then there
17 is as pilot agreement being requested. As part
18 of our uniform tax exemption policy, our policy
19 by which we dictate what incentives we can
20 offer, manufacturing and especially in food and
21 beverage like this project brings, qualifies
22 for a 15-year property tax abatement which of
23 course is a phase-in of their property taxes.
24 The taxes will never go down from what the land
25 is generating now, will only go up in this case

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2 of 15 years if approved.

3 Our next board meeting is on
4 August 17th, that's Wednesday, at which time
5 the IDA board of directors will review a
6 transcript, all of the materials and cost
7 benefit analysis, and they will make a
8 decision, a body of five members will vote upon
9 incentives for this project or not.

10 So again, benefit and cost we're
11 looking at both local and state because the
12 state, New York State has a different share of
13 the cost again of the incentives. Looking from
14 the state, the benefit to the state is
15 \$6,015,605. The cost to the state through
16 these incentives is \$2,379,026. A benefit and
17 cost ratio of three to one. So three times,
18 the benefits of three times the value of the
19 cost of the incentives. Local, the impact is
20 even greater. The benefit is \$137,180,689 and,
21 again, that comes from the payroll for
22 permanent employees as well as the construction
23 jobs and in a formula to consider what we call
24 the multiplier a /TPEPBGT that based somewhat
25 on the idea that when someone takes home a

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2 paycheck they spend 70 percent of that locally.
3 So rules of thumb like that are factored in.

4 So the cost of the incentives
5 locally \$26,485,546. What that results in is a
6 benefit to cost ratio of five to one. So
7 again, the benefits that the county and Goshen
8 will receive are five times that the value of
9 the incentives.

10 One other point I'd like to make
11 is that we did a second analysis where we
12 factored in all of the jobs that are being
13 retained by current Royal Wine Company
14 employees that would be moving here, at least
15 they suspect will, at an estimate that the best
16 they could. I did have a chance to tour the
17 facility a couple of months ago and I met a
18 number of the employees and I was frankly
19 struck by how many employees you've retained
20 over the years. Royal Wine officials tell me
21 their retention rate is twice as high as anyone
22 else in the industry. As the industry average.
23 Obviously, an indicator of the kind of employer
24 they are. Employees have been around a long
25 time. I do know some of the employees will be

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2 moving here, I would say, are advanced in age,
3 if I can, I hoping they're not watching, but
4 the reason I mention that is that over time
5 those jobs will, those folks will retire too
6 and those jobs will be available for Goshenites
7 and others.

8 There's an additional economic
9 benefit. We did another analysis. We're
10 factoring in, if all of those jobs were added
11 into the analysis here, obviously that's not
12 the case, they will be filled by others, but
13 over time I think the real value is between
14 these. If you factor in the jobs, there's a
15 local benefit of ate to one the cost. The
16 benefits rise to 26,485,000 and New York State
17 benefit the ratio rises to four to one with a
18 benefit of nearly \$10 million, 9.785 million.
19 Again the analysis, again they're available on
20 our web site. If you'd like me to email it to
21 you I can do that as well.

22 That is end of my remarks, thank
23 you for your patience and I'd like to let the
24 representative of Royal Wine, Goshen Developer
25 JV give a brief presentation and, Jackie,

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2 you're going to try and share your screens
3 online so those of us joining on Zoom can
4 observe those as well.

5 Who is goind to be leading,
6 Mr. Esposito?

7 MR. GINSBERG: I'll be leading.
8 Thank you.

9 Good morning, my name is Shelly
10 Ginsberg. I work at Royal Wine Corporation. I
11 would like to thank the board, thank the
12 community for taking the time to learn about
13 our project, learn about our company today.
14 I'd like to also mention that the CEO of the
15 corporation, Mordy Herzog is on the Zoom call
16 today listening and prepared to speak if that
17 is required.

18 What I'd like to do today, I'm
19 walking over here to the boards but we don't
20 have it up on the screen. Tell you a little
21 about Royal Wine. Tell you a little bit about
22 why this project is important to us and then
23 why Goshen in particular is important to us.

24 So Royal Wine is owned by, is a
25 family owned business. It has been a family

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2 owned business since its inception. The Herzog
3 family has been producing fine wines for over
4 150 years. It is a nine-generation family
5 business. It started in eastern Europe, before
6 World War II, nine generations, five of them
7 pre World War II came to the United States in
8 1948 penniless. We had four generations here
9 and built the Royal Wine Corporation.

10 We pride ourselves on two things
11 at Royal Wine: Products and our brands and our
12 people. And as Bill mentioned, our people love
13 to work for us. We have people with us, who
14 will be working here in Goshen, ten years, 20
15 years. We gave out a 40-year pin last year and
16 that's not uncommon.

17 The brands that we talk about,
18 they have the family name on it so it's
19 important to us. We produce what's called
20 Herzog wines but the most important brand and
21 the largest brand by far is the one we plan on
22 moving to Goshen and that's Kedem grape juice.
23 You'll see in just a moment we produce close to
24 2 million cases of that product every year and
25 we plan on doing that right here in Goshen.

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2 Right now we're located in
3 Bayville, New Jersey -- Bayonne, New Jersey.
4 We've been there 20 years and outgrown this
5 facility. In this facility we bottled the
6 grape juice. It comes down to Bayonne every
7 single day from Ulster County and we bottle it
8 in this facility in Bayonne and as you see we
9 do over two million cases a year. We're not a
10 stranger to the Hudson Valley. We've been in
11 Ulster County for over 35 years.

12 Our wine, Kedem Winery located on
13 9W in Ulster County, is a facility that will
14 also be relocated to Goshen. In this facility
15 we blend, we store, we filter the grape juice.
16 From here today it comes down to Bayonne.
17 Well, we want to put the processing facility
18 next to the bottling facility into one
19 production house. That's the vision that we're
20 looking at here.

21 In addition to that, we have a
22 facility all the way down south in New Jersey
23 in the town called Pennsauken which is a
24 stone's throw away from Philadelphia. We're
25 going to close this facility, we're going to

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2 move the people, move the product up to Goshen
3 as well.

4 This next slide gives you a little
5 bit of what our overall vision is. Goshen is
6 going to become the hub, the center of the
7 wheel for us. We are moving our production
8 facility, our production, our bottling and some
9 warehousing all into Goshen.

10 In Goshen we will do production,
11 we will have tours. We will have a tasting
12 room. We will have storage. We will have
13 logistics. Here it says 550,000 square feet.
14 It is over a 600,000 square foot facility on
15 this property on 17M.

16 Why do we love Goshen so much?
17 Usually when a company relocates their business
18 they're worried about their employees. They're
19 worried who is going to move with the business,
20 who is going to be the work force. We have the
21 opposite problem. Today my work force lives in
22 this community and they commute to Bayonne
23 every day. My work force is in the Spring
24 Valley area, in the Monsey area. We will
25 actually be able to have a better quality of

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2 life for our employees by cutting down no less
3 than an hour and-a-half a day in commuting time
4 to get from where they live to the Goshen
5 facility. It's also closer to our supply
6 chain.

7 As you see here we have over a
8 hundred employees. We overestimate that
9 number. When we moved to Bayonne we told New
10 Jersey that we would have 300 employees between
11 several facilities. We now have over 500
12 employees. As we continue to grow we will
13 continue to recruit and hire local workers.

14 Just to give you a little scope of
15 the investment that we plan on making along
16 with GFI in Goshen, this is about a 120 million
17 dollar project for us. This is the building of
18 the building, the improvements to the building,
19 production has very specific requirements. As
20 well as new equipment, new machinery that we
21 will be bringing and buying locally if we can
22 and storing here in Goshen.

23 I think you may have seen the next
24 slide but this is a rendering of what we think
25 the building will look like. It will be a

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2 park-like setting on the outside. They'll be
3 tours for tourists, for visitors, for camps,
4 for children to see how we actually bottle the
5 grape juice, storage tanks and production
6 facility.

7 Finally what will happen each year
8 every year for the 2 million plus cases of
9 grape juice we use and there are between eight
10 and 12 bottles per case so we can do
11 multiplication. Every single bottle will say:
12 Produced in Goshen, New York. That's an FDA
13 requirement to list where you're manufacturing
14 your goods. We'll have 20 million -- three
15 million bottles plus every single year
16 advertising Goshen, New York, and with that I
17 thank you for your attention and we appreciate
18 that you came down today.

19 MR. FIORAVANTI: Thank you,
20 Shelly. Anyone else want to add to that?

21 MS. BART: I can just say a few
22 words about the developer. I apologize we are
23 having some technical difficulties. We're
24 unable to see the slides. Hopefully they heard
25 you.

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2 Hi, everyone, my name is
3 Jacqueline Bart, I am the director of public
4 affairs at GFI Partners. They are the owner
5 and developer of the site.

6 GFI is a full service -- is a full
7 services real estate development firm based out
8 of Boston. We founded in 1997. Right now we
9 have just over 15 million square feet of real
10 estate in our portfolio, over a whole range of
11 asset classes but we specialize in industrial
12 and commercial real estate. One thing we take
13 pride in is working with municipalities, cities
14 and towns to revitalize under utilized
15 commercial and industrial parcels, kind of
16 bring them to life.

17 We are thrilled to be here in
18 Goshen. It's our first project in Orange
19 County. Thank you so much for having us, thank
20 you, Bill, and I'm sorry for the technical
21 problems we're having.

22 MR. FIORAVANTI: All right. If
23 there are no other comments from the applicant
24 I'll open the floor for comments. I do have a
25 list here. If anyone else didn't sign in

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2 please come up and get on the list.

3 I'll start with some public
4 officials. I'm sorry, I don't see anyone from
5 the village unless Elaine, did you want to make
6 a comment?

7 MS. McCLUNG: No.

8 MR. FIORAVANTI: No, okay.
9 Actually, no one else is on the list. I'm just
10 going to start with that and start with Tom
11 Nixon, please. Please state your name and
12 address and come forward if you could, please.

13 MR. NIXON: Tom Nixon, 8 Parkway,
14 Goshen. I guess I came to the hearing today
15 I'm also on the zoning board and so I'm
16 familiar with the project and we already
17 approved variances for the heights of the tanks
18 but I'm not here to represent the zoning board,
19 just here as a resident.

20 Seeing actually just yesterday
21 that the taxes that you're hoping to I guess,
22 what's the word, alleviate?

23 MR. FIORAVANTI: Abate.

24 MR. NIXON: Abate there, and so
25 basically the article shows what you're looking

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2 at to have abated and I came to the hearing
3 waiting to hear, I mean, what the benefit was
4 for Goshen. I can see the benefit for you as
5 you consolidate three companies into one.
6 Locally, you know, many benefits for the
7 company but I just was not clear on what the
8 benefit may be for the local community. So the
9 that's why I'm here. I guess you kind of
10 answered my question with the cost analysis
11 other than the fact, so this is a cost analysis
12 and now the tax abatements may come off of this
13 or this is the bottom line benefit to the
14 community.

15 MR. FIORAVANTI: To clarify, the
16 taxes, the sales taxes is easy to compute,
17 8.125 percent of whatever the materials are,
18 whatever the claim exemption. Mortgage
19 recording tax, same thing, percentage of the
20 principal, 1.05 percent on the principal. The
21 pilot, however, is developed by, we work with
22 Orange County's real property department with
23 their director to develop a pilot schedule
24 that's based upon what would the assessment
25 that they estimate of the property when

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2 completed, now and when completed, what would
3 the taxes be under, say, full boat so to speak,
4 and what's being abated and using a schedule of
5 two percent accelerator in terms of payments.
6 It leads out 15 years what the payments would
7 would be and what the savings are resulting as
8 well. So that's all developed by the county in
9 partnership with us, again working with the
10 county staff are former appraisers and stuff,
11 land appraisal experts. That's where those
12 figures come from. And I'm happy to,
13 Mr. Nixon, on the side after this or whatever,
14 delve into the cost benefit analysis, what goes
15 into it and comes out of it and if the
16 applicant wishes to further articulate the
17 benefits you bring, happy to do that. It is in
18 your application, you can state it generally,
19 as did I. But if they want go into further
20 detail they can.

21 MR. GINSBERG: Just to respond
22 broadly to your questions, and I understand
23 your question. We, what we're bringing to
24 Goshen is a hundred jobs, a hundred plus jobs
25 that hadn't been there before. We're

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2 developing land into a world class
3 manufacturing and attraction center.

4 One of the things that we found
5 because we have a similar operation on the west
6 coast. When we have a visitor center, when we
7 have a tasting center, when we give guided
8 tours, we get hundreds of people who come to
9 visit. Most particularly in the summer months
10 with local camps wants to see how grape juice
11 is crushed and blended and stored and bottled.
12 And we anticipate not hundreds but thousands of
13 visitors to this site, all hopefully to become
14 good citizens of Goshen, to spend money in
15 Goshen. Along with my work force, along with
16 close to a \$120,000,000 of investment on this
17 property.

18 MR. NIXON: I appreciate that. I
19 guess though the other comment would be that
20 the one other negative side to it that people
21 are concerned about is all those people coming,
22 all the trucks on that road, it's already a
23 very busy road so you're going to see a lot of
24 traffic and concerns.

25 MR. ESPOSITO: Let me, if I could

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2 address that.

3 MR. FIORAVANTI: Please do.

4 MR. ESPOSITO: So during the
5 review process, which you were a part of, we go
6 through the State Environmental Quality Review
7 Act, SEQRA process. Part of that is a complete
8 analysis of the proposed action which includes
9 traffic impacts, potential water impact, sewer
10 impacts, impacts to land, impacts to the living
11 species, etcetera. Working with our traffic
12 consultant and DOT our plans are approved for,
13 we have a mitigation plan for 17M. What they
14 consist of if you're heading eastbound we're
15 going to install a turn lane on eastbound
16 traffic and a through lane so anything turning
17 into the site eastbound will not avert traffic
18 heading the through lane. Same thing coming
19 the other way. Westbound at the request of the
20 Orange DPW our warrants didn't require this
21 turn lane but the county asked us because the
22 DPW facility is right there at the top of the
23 little, not the greatest driveway, so the
24 community benefit that we're providing is
25 installing another turn lane for the westbound

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2 traffic, through the through lane, turn lane
3 into the DPW and also the de-acceleration lane
4 going into the site so traffic making a right
5 into the site and will go off the road and not
6 impact the traffic.

7 Also the light that's at Six
8 and-a-half Station Road and 17M is super, super
9 old technology. We're updating that entire
10 intersection with state of the art technology
11 for traffic in which we base on demand. It
12 will help during peak hours.

13 MR. NIXON: Thank you.

14 MR. ESPOSITO: Just another
15 another thing in terms of the site. As part of
16 this approval we also filed a conservation
17 easement which preserves a significant portion
18 of the site for never being developed again and
19 this also paralleling the Heritage Trail which
20 is on the north side of the site.

21 MR. NIXON: Thank you.

22 MR. FIORAVANTI: Very good. Also,
23 Councilman Lyons, I apologize, I couldn't read
24 your name at first. Did you want to make a
25 comment?

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2 MR. LYONS: I was going to try and
3 hide that.

4 MR. FIORAVANTI: Didn't you sign
5 up, you did. Would you like to make a comment?

6 MR. LYONS: Yes. And I'm a
7 resident here in the village.

8 So the first thing, first of all,
9 I think I'm in my 35th year of representing
10 villages, I was the mayor here for a while.

11 Councilman -- remember those days,
12 John?

13 MR. CAPPELLO: Yes, I do.

14 MR. LYONS: I've been around. I
15 certainly understand the concept of the IDA and
16 the tax incentives, I understand that
17 completely. I'm essentially in support of it.
18 There are a couple of things I guess that are
19 troubling me. Just a couple of concerns.

20 The first is the timing of this
21 meeting. I mean, it's 11 o'clock on a Tuesday
22 in the middle of summer. I mean, who can make
23 this? I happen to be retired so, you know, I
24 can make it. So is this the only hearing or is
25 there other hearings that are going to take

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2 place for this particular project?

3 MR. FIORAVANTI: This is the
4 scheduled hearing. They are typically at these
5 times. That's something we talked about
6 changing the time, sometimes we have done a
7 second one if necessary but I will definitely
8 share that with the board and talk about that,
9 George. And, of course, anyone can after this
10 point submit letters of comment, whatever the
11 case may be. Thank you.

12 MR. LYONS: As most people know
13 here we are the county seat. Unfortunately, or
14 fortunately, I believe we're about 60 percent
15 tax exempt for properties. So every dollar
16 that we lose is just the payments hurt the
17 situation and I think the village are taxed
18 high enough already. I thought IDA incentives
19 and things really kind of started before the
20 project started and this project is, seems to
21 be well enough away so I'm kind of questioning
22 the timing. I thought it should have been
23 earlier.

24 I don't know the finances of the
25 project, I didn't get an opportunity to really

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2 review it. So there's a benefit to it but what
3 I'm saying is, I don't know the overall
4 trafficker of what they have behind them, what
5 they're spending and what the cost is to the
6 taxpayers. So I think that's something that I
7 think Bill and the IDA has done their due
8 diligence, and I have not done my due diligence
9 on this, but I think that has to be looked into
10 maybe a little bit further.

11 Next is union. Are these
12 construction jobs? And the employees, are they
13 union jobs or what is the status of that? I
14 know, I'm supposed to ask the questions.

15 MR. FIORAVANTI: It's a small
16 group so I'm going to break the rules that I
17 laid out and ask them to respond.

18 MR. LYONS: I'll gladly wait.

19 MR. ESPOSITO: You had a couple of
20 questions, George. First one is, what's the
21 capital investment in the community if this
22 project moves forward as proposed with the
23 joint venture? It's about 130 million dollar
24 project which will be invested in the local
25 market. It's going to create hundreds of

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2 construction jobs. One of the things that are
3 required by the IDA, if we do receive any
4 benefits as part of this project, that we're
5 obligated to ensure that 85 percent, Bill.

6 MR. FIORAVANTI: 85 percent.

7 MR. ESPOSITO: 85 percent of the
8 employees during the construction project are
9 from the local market. So number one, that's a
10 benefit that is provided -- required by the IDA
11 to support the local labor market.

12 We're going to have, in addition
13 to, we're going to have a hundred permanent
14 jobs, 20 temporary or seasonal jobs; 45 of
15 those jobs will be brand new jobs in the
16 marketplace. We're obligated to fill those
17 positions from the marketplace and then also
18 ten of the temporary seasonal jobs are going to
19 be new as well. So I think in terms of capital
20 investment that's what they're making.

21 And the project right now, so you
22 understand it, is really what we call a three
23 phase project. The first phase which is really
24 the building or the base building, all right,
25 that's about a 90, about 85 million dollar

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2 investment, which is really the GFI, as you
3 heard Jackie said, they're successful real
4 estate developers primarily interested in
5 industry and commercial. They've got 15
6 million square foot under roof and a couple of
7 millions on the boards in construction in parts
8 of the northeast. So that building really is
9 the end user for that building. They've been
10 courting each other for a long time now to make
11 this thing happen.

12 The second phase of that, of the
13 implementation of the overall project is really
14 what we'll call the tenant fit-out and that's
15 going to be around 20 to 30 million dollar
16 investment as well into the project.

17 And thirdly, the third phase if
18 required, is once we're up and running we're
19 going to sample what's going to have, as you're
20 very familiar with, it's going to have a
21 discharge. We have district industrial
22 standards that we have to meet in terms of
23 discharge. We are going to monitor the
24 effluent, characterize it over a year,
25 determine if the sewage treatment is going to

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2 be required, if so, what design it will have,
3 approve it, construct it within a three-year
4 period. I think that's probably going to be
5 about another \$3,000,000. When it's all said
6 and done it's a little over \$130 million and
7 those are the phases.

8 It set up that way because the
9 joint venture, if it doesn't move forward, GFI
10 just can't sit here, they've made a substantial
11 investment in the land and they'll find another
12 venue.

13 Right now we're excited. As a
14 resident I'm excited because we're bringing
15 something to the county that all of these
16 projects haven't been bringing and that's
17 manufacturing. It's manufacturing of a company
18 that's been in business for over nine
19 generations and looking to expand in our
20 community. So I think it's a great
21 opportunity.

22 MR. LYONS: Are you suggesting
23 there might be a possibility like years ago
24 with Sorento there may be a pretreatment before
25 it goes to the sewer? Is that already locked

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2 in or is it going to be determined whether you
3 need it or not?

4 MR. ESPOSITO: Our first year in
5 operation we're going to have a, we're going
6 to, characterize the waste, determine what it
7 is and then figure out if we have to treat it,
8 we have to treat it, and how do we treat it.

9 MR. LYONS: Okay, right. And then
10 back what I was saying about union jobs. I
11 think I hear you saying local people, so it
12 could be potentially union people or it could
13 be non-union.

14 MR. ESPOSITO: Correct.

15 MR. FIORAVANTI: We don't dictate
16 whether it's union or not.

17 MR. LYONS: And to the employees
18 themselves, the hundred employees, are they
19 union or not?

20 MR. GINSBERG: They are not union
21 workers.

22 MR. LYONS: They are not union.

23 MR. FIORAVANTI: Mr. Lyons, if I
24 could answer your question about the status of
25 construction. It is not atypical that site

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2 work is being done at a location where a
3 project will soon be vertical making it, you
4 can describe it as making it shovel ready.
5 Even if this project doesn't happen the
6 property could be used elsewhere. The last I
7 was at the site about three or four weeks ago
8 there was only site being done. Has anything
9 gone vertical?

10 MR. ESPOSITO: No. So right now
11 there's no building permit.

12 Let me go back to, I forgot one of
13 your questions or statements I wanted to
14 address with regard to public hearings in this
15 project.

16 This project, this is my third
17 approval on this site we were involved with.
18 GFI, when they purchased it from realty we went
19 and got the site amended when there was no end
20 user. And that, we had public hearings, we had
21 Zoning Board of Appeals hearings. We had a
22 series of hearings through the approval
23 process. We then came back, once Royal Wine
24 and GFI considered a joint venture, we went
25 back and amended these plans again, which

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2 required going back to the Zoning Board of
3 Appeals, public hearing, back to the planning
4 board public hearing. So there have been
5 several public hearings on this project. So
6 the public has had an opportunity and those
7 were all at 7:30 at night in this very room and
8 all advertised.

9 The one thing I would add just
10 from my experience in the area and in the
11 county on development, I go to Steve's point of
12 the 30 million, 20 to 30 million fit out for
13 manufacturing. That cost wouldn't necessarily
14 be associated with a more vanilla distribution
15 center as the county is seeing. I think that's
16 reflected in the IDA's different offerings of
17 incentives, the warehouse or distribution
18 incentive is much less than manufacturing,
19 that's because there's a realization that the
20 cost of retrofitting for manufacturing is much
21 greater. The job stability, the pay and the
22 job stability as was demonstrated here is much
23 longer, that's why there is a greater incentive
24 to attract those types of developments and the
25 competition is greater.

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2 I won't speak for the applicant
3 because I'm actually representing the
4 developer, but I'm sure New Jersey would like
5 to have this and has made offers and there's
6 other states so we have to realize for the
7 types of jobs that that we want, there is a
8 competition and that's where the IDA has come
9 in. So this was an evolving process. It
10 wasn't like it was, let's start it, let's get
11 through the whole process.

12 MR. LYONS: So when all is said
13 and done after this is built and functioning
14 and so on and so forth, GFI is actually the
15 owner of the parcel, right, it doesn't go over
16 to the company?

17 MR. GINSBERG: In fact, without
18 getting too technical into the structure, even
19 from day one, the project would be owned 50
20 percent by Royal Wine Corporation and 50
21 percent by GFI.

22 MR. FIORAVANTI: It's owned by the
23 joint venture entity.

24 MR. GINSBERG: So from the very
25 beginning we're vested in the community. We're

1 -GOSHEN DEVELOPER JV, LLC-

2 here. We have skin in the game and we're not
3 going anywhere.

4 We have an option after a period
5 of time to buy GFI out and own 100 percent of
6 the property. That's how we've structured the
7 arrangement. So once we make the commitment
8 we're fully in on our commitments.

9 MR. LYONS: All right. Did you
10 say you were going to be responding or did you
11 already respond?

12 MR. FIORAVANTI: The status of
13 construction.

14 MR. ESPOSITO: Status of
15 construction we never got there.

16 So one of the things that we had
17 to do is we have to clear trees. So trees, we
18 have this pesky little bat --

19 MR. LYONS: Indiana bats.

20 MR. ESPOSITO: We can only clear
21 between November and March. So that was done
22 in that time period. We had about an acre and
23 a half to clear. These had already been
24 cleared. Right now the land has been cleared
25 and it was done, that was actually a

1 -GOSHEN DEVELOPER JV, LLC-
2 requirement by, during, as a condition of our
3 approval to do all of that land clearing.
4 Right now what's happening on the site is, if
5 you're familiar with it, it's pretty much a
6 rock pile and to continue to make this site
7 marketable we're operating under blasting
8 permit to basically level the site and process
9 the land.

10 MR. LYONS: Okay. Let's see. I
11 do have a question too about where you
12 described it. Maybe I didn't understand it.
13 Going eastbound coming out of this facility and
14 then going eastbound so we're going towards
15 Monroe, right?

16 MR. ESPOSITO: Well, I'm saying if
17 I'm eastbound on 17M heading towards
18 Middletown --

19 MR. LYONS: Going towards
20 Middletown that's westbound.

21 MR. ESPOSITO: Westbound. My bad.
22 Heading west the site is on my right and DPW is
23 on my left. So we're doing a turn lane on the
24 westbound into the DPW building and
25 de-acceleration on the westbound to have

1 -GOSHEN DEVELOPER JV, LLC-
2 vehicles move right into the site.

3 MR. LYONS: Okay, I understand.
4 What I'm saying then if a vehicle from this
5 site turns left and goes eastbound, what
6 enhancements are you doing? Those left-hand
7 turns, on 17M, wherever you are, are
8 treacherous now so I didn't understand what you
9 were going to be doing to enhance it.

10 MR. ESPOSITO: Well, our traffic
11 analysis showed that there's going to be times
12 where we're going to have further peak
13 analysis, they'll have difficulty coming out of
14 the site so they'll be subject to whatever the
15 traffic flows are. We do know the traffic guys
16 said that once we approve the Six and-a-half
17 Station light, there will be some gaps during
18 peak times so they'll be able to get in and out
19 of the site on the left-turn lane.

20 MR. LYONS: So Six and-a-half
21 Station light is already there but as you said
22 it's going to be enhanced to increase the
23 possibility --

24 MR. ESPOSITO: Of gaps.

25 MR. LYONS: Eastbound forward

1 -GOSHEN DEVELOPER JV, LLC-

2 going into that. I think that's a challenge.

3 MR. FIORAVANTI: Mr. Lyons, before
4 you continue I wanted to indulge that. But I
5 wanted to keep the subject matter about the
6 incentives and such. These are planning board
7 matters but I didn't want to go too far with
8 that. I wanted to satisfy them.

9 MR. LYONS: I'm winding up. Thank
10 you for your time and good luck.

11 MR. FIORAVANTI: Thanks very much.
12 Next Coner Eckert.

13 MR. ECKERT: Good afternoon, Coner
14 Eckert, vice president of the Orange County
15 Partnership.

16 Let me be direct. This is the
17 exact type of company we want in Orange County,
18 in the Hudson Valley and in New York. And I'm
19 someone who normally sticks to the economics
20 but I, too, had the pleasure of touring the
21 facility a few months ago and meeting the
22 executive team including Sheldon and Mordy and
23 Jonathan, their counsel, and one thing was
24 abundantly clear: That they treat their
25 workers well. There's opportunity to grow and

1 -GOSHEN DEVELOPER JV, LLC-

2 the CEO took us on the floor and he knew
3 everybody's name. There are guys working there
4 that have been working there for 30, 40 years
5 growing in the company and that's the caliber
6 of community partner and corporation that we're
7 going to bring to the county, assuming these
8 incentives go through.

9 And to speak on the project
10 specifically, they're numerous community
11 benefits. We're talking about good paying
12 jobs, specifically, skilled manufacturing jobs,
13 the type of jobs we want our talent working at
14 that our local community residents can work at
15 Royal Wine. Additionally, they're qualified
16 for the incentives but it's also \$30 million in
17 pilot payments over the life of the project,
18 that's payments to village and town and they
19 pull they're annual district taxes so there's
20 no abating that. They're certainly putting
21 money into the local community and creating
22 jobs and also the IDA mandates local
23 construction, and that's another benefit,
24 because people from Goshen or people from the
25 City of Middletown construction workers have an

1 -GOSHEN DEVELOPER JV, LLC-

2 opportunity to get work on a significant
3 construction operation. That's exciting. So
4 between the local labor jobs, the full-time
5 permanent jobs that our people in the community
6 can enjoy and grow and build a career at the
7 pilot payments and also just the type of
8 community proper we're going to have at Royal
9 Wine.

10 We're excited on behalf of the
11 Orange County Partnership, we wholeheartedly
12 support this project and on top of that,
13 they're working with top class developer and
14 GFI who partners with communities across the
15 country. So, thanks.

16 MR. FIORAVANTI: Thank you, Coner.

17 One last person who signed up, I'm
18 sorry, I can't totally read it, I believe it's
19 Bonnie and last name starts with an R. If you
20 can state your full name and address when
21 you're up here.

22 MS. RUM: Hi. Bonnie Rum, R-U-M,
23 like rum and coke.

24 I live in the Town of Blooming
25 Grove so I'm not in Goshen but I'm near by.

1 -GOSHEN DEVELOPER JV, LLC-

2 I've heard some very interesting
3 things. I've gone to Kedem when it's up in
4 Marlboro, I guess it is.

5 MR. GINSBERG: Thank you.

6 MS. RUM: I had the same concerns
7 as the first two gentlemen so I'm not going to
8 restate a lot of that.

9 MR. FIORAVANTI: Thank you.

10 MS. RUM: However, one of the
11 things that I noticed that is not happening in
12 our county, for example, is that there's no map
13 of all of the development that's occurring
14 within the county. So one hand has no idea
15 what's going on in the other. And in the town
16 and in the village where I am there are
17 multiple warehouses that are in the works and
18 I'm talking bigger than your facility in some
19 cases. That traffic is going to impact your
20 traffic. There really needs to be somewhere,
21 somebody's got to be able to repair the roads
22 that this extra traffic is going to take and
23 not just from your facility but from these
24 other warehouses; the weight, the air
25 pollution, all air pollution, all of this is

1 -GOSHEN DEVELOPER JV, LLC-

2 really a big concern. And definitely the
3 roads.

4 The water is a huge concern
5 especially where I am. There are a number of
6 areas that have water restrictions and that's
7 the water coming into the homes or facility and
8 the effluent that goes out. Where is it going?
9 How is it being treated? Harriman is about at
10 a hundred percent and from what I understand
11 construction continues in this county and in
12 some cases unabated. So you really have to
13 take that into account.

14 It all sounds wonderful. I love
15 the idea of people having jobs and money coming
16 in. I would suggest, though, on those silos if
17 you put them up, which of course you will,
18 paint them, get a good mural on them because
19 this is an eyesore. And there are communities
20 that have done this and it's exquisite and
21 people come to see the murals and I know some
22 artists that can do it, and that's about all I
23 have to say. Thank you very much.

24 MR. FIORAVANTI: Thank you, Miss
25 Rum.

1 -GOSHEN DEVELOPER JV, LLC-

2 Any other questions or comments,
3 any other comments from the public? Sir? Can
4 you come on up?

5 MR. CULLEN: The young lady asked
6 about water. How much water are they going to
7 use?

8 MR. ESPOSITO: It varies through
9 the season. The two busy seasons for the
10 facility will be during the crushing operation
11 which happens August to October and bottling
12 which will be February and March. The good
13 news is February and March is down time with
14 everything else, the village's demand so they
15 marry well together. We have worked with the
16 planning board and worked with the village's
17 sewer and water engineer to come up with
18 mitigation measures during the crushing season.
19 What we're going to do is we're going to have,
20 we have a substantial amount of storage
21 capacity in the building. We're going to store
22 about 86,000 gallons a day of water, we're
23 going to fill it on peak times and have those
24 available for cleaning and processing to shave
25 our peak off during the peak demand of August,

1 -GOSHEN DEVELOPER JV, LLC-

2 September, October. And this has all been --

3 MR. CULLEN: 86,000 gallons a day
4 and you pay regular rate.

5 MR. ESPOSITO: Yes.

6 COURT REPORTER: Could I have your
7 name, please, sir?

8 MR. CULLEN: I'm Kevin Cullen,
9 C-U-L-L-E-N, from Goshen.

10 A lot of assumptions are made by
11 the wine company, by the IDA. If any of those
12 assumptions are not met will the tax credits
13 been adjusted downward?

14 MR. FIORAVANTI: I will tell you
15 that the IDA, especially under the new
16 administration and new board of directors are
17 committed to accountability --

18 MR. CULLEN: Is that in the
19 contract?

20 MR. FIORAVANTI: Absolutely.
21 Including local labor policy, job creation, all
22 of that. If they don't meet those goals we can
23 recapture their incentives.

24 MR. CULLEN: The assessment based
25 on these assumptions for the credits, if the

1 -GOSHEN DEVELOPER JV, LLC-
2 assessments are higher than what your
3 assumptions are, will the tax benefits be
4 different, will they be increased?

5 MR. FIORAVANTI: That's a very
6 good question and I don't want to give you the
7 wrong answer. I'm going to have to get back to
8 you on that to make sure I give you the
9 complete correct answer on that.

10 MR. CULLEN: Also, instead of
11 eight tanks they wind up putting in 24.

12 MR. FIORAVANTI: Sure.

13 MR. CULLEN: That changes
14 everything.

15 MR. FIORAVANTI: That all changes
16 their planning board approvals. They have to
17 do what they said they're going to do or they
18 have to come back to the planning board.

19 MR. CULLEN: Again, the IDA can
20 penalize them?

21 MR. FIORAVANTI: We can. I don't
22 want to tell you how that would lay out without
23 me looking into it further.

24 MR. CULLEN: The number of
25 employees that they say they're going to add

1 -GOSHEN DEVELOPER JV, LLC-

2 locally.

3 MR. FIORAVANTI: Absolutely.

4 MR. CULLEN: Again, if they don't
5 hire what they say --

6 MR. FIORAVANTI: To me,
7 Mr. Cullen, that's the easiest for us to do
8 that, the local labor policy because we
9 actually hire a monitoring person where we go
10 on site to check driver's licenses and people
11 are local, and by local, by the way, I should
12 clarify, is not just Orange County or Goshen.
13 We couldn't possibly support all the workers.
14 By our local work is considered the seven
15 counties in the local area here to Westchester.
16 Workers, they are local. But permanent job
17 creation very easy for us to verify and I think
18 it's easy for the IDA to analyze and recapture
19 incentives that if they didn't meet their
20 stated goals.

21 MR. CULLEN: And you threw out one
22 and-a-half or two percent annual increase in
23 tax assessment or on a pilot increase.

24 MR. FIORAVANTI: Assessment value,
25 not in the tax payments. I misspoke at the

1 -GOSHEN DEVELOPER JV, LLC-

2 time.

3 MR. CULLEN: My taxes go up ten
4 percent a year for, inflation causes our taxes
5 to go up ten percent a year. Are they still
6 stuck, are they still at the one and-a-half or
7 two percent?

8 MR. FIORAVANTI: Two percent was
9 not the accelerated payment. Their pay will be
10 going up.

11 MR. ESPOSITO: We're
12 manufacturing, we're applying for 15-year
13 pilot. We start, most of the them start at
14 zero. We start at ten percent and we go five
15 percent annually. So at the end of the 15 will
16 be a hundred percent.

17 MR. CULLEN: It will be a hundred
18 percent of what the actions are today or what
19 they are then in 15 years?

20 MR. ESPOSITO: Whatever our
21 assessed value is in 15 years from now, that's
22 what they'll be paying.

23 MR. CULLEN: So it will be five
24 percent a year plus?

25 MR. FIORAVANTI: Mr. Cullen, if I

1 -GOSHEN DEVELOPER JV, LLC-

2 could, I don't mean to interrupt. Also
3 available on the web site is 15 year pilot
4 scheduled. I'm going to read it to you.

5 MR. CULLEN: But that's fixed. If
6 inflation goes to 20 or 30 percent they're
7 still fixed?

8 MR. FIORAVANTI: That, frankly, is
9 the piece that I have to get the correct
10 answer. I've been doing this for a few months
11 now but I don't know. I'll read off of the
12 pilot payments under the proposed schedule.
13 Starting in the year one. With special
14 district payments as Mr. Eckert referred to,
15 first year I'm rounding up, 285,000. The next
16 year, year two, 444,000. Year three, 609,000.
17 Year four, 780,000. Year five, 958,000. Year
18 six, 1.14 million. Year seven, 1.33 million.
19 Year eight, 1.53 million. Year nine,
20 1.74 million. Year ten, 1.95 million, and year
21 11, keep going, year 11, 2.36 million. Year
22 12, 2.78 million, year 13, 3.21 million, year
23 14, 3.7 million, year 15, 3.74 million and year
24 16, after the pilot expires, that year's
25 payments estimated would be \$4,215,000.

1 -GOSHEN DEVELOPER JV, LLC-

2 Certainly more than one-half two percent.

3 MR. CULLEN: If inflation runs ten
4 to 20 percent over the next 15 years \$4,000,000
5 is going to be equivalent to 600,000. Is it
6 adjusted for inflation?

7 MR. FIORAVANTI: If you want to
8 leave me your phone number I'll get that answer
9 and give it to you directly.

10 Anything else besides that,
11 Mr. Cullen, any other comments?

12 MR. CULLEN: No.

13 MR. FIORAVANTI: Okay. Any other
14 response there? Okay.

15 Anyone else in the public would
16 like to make a comment?

17 (No response.)

18 MR. FIORAVANTI: No? Again, we
19 will accept comments via mail if you want to
20 send those to 4 Crotty Lane in New Windsor,
21 12553.

22 At this time, though, unless there
23 are any other comments, it's 12:05, we're going
24 to close this public hearing. Thank you all
25 for attending. Thank you for participating

1 -GOSHEN DEVELOPER JV, LLC-

2 online.

3 Again, any questions on this you
4 can contact the IDA or look at our web site,
5 www.ocnyida.com, go to active projects.

6 Thank you very much, folks, have a
7 great day.

8 (Time noted: 12:05 p.m.)

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C E R T I F I C A T I O N

I, Charlene Koehler, a Certified Shorthand Reporter and Notary Public do hereby CERTIFY that I recorded stenographically the proceedings herein, at the time and place noted in the heading hereof, and that the foregoing is an accurate and complete transcript of same, to the best of my knowledge and belief.



Charlene Koehler

Dated: August 5, 2022

EXHIBIT “B”

SEQR DOCUMENTS

EXHIBIT "B"

SEQR DOCUMENTS

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Goshen Developer JV LLC		
Project Location (describe, and attach a general location map): 2500 Route 17M Goshen		
Brief Description of Proposed Action (include purpose or need): The action is to amend previously approved site plan which was granted to construct an approximately 635,051 square foot distribution warehouse and office on a parcel of land consisting of 83.10 acres located in the Industrial Park (IP) Zone in the Village of Goshen. The site has access via State Route 17M and will be serviced by Village sewer and Village water. Other site features include visitors center and tasting room, trailer parking, employee parking, landscaping, lighting and requisite stormwater management facilities. See attached for further information.		
Name of Applicant/Sponsor: Goshen Developer JV LLC		Telephone: 845-294-0558
		E-Mail: eanda@espositoandassociates.net
Address: 133 Pearl Street		
City/PO: Boston	State: MA	Zip Code: 02110
Project Contact (if not same as sponsor; give name and title/role): Steven T. Esposito, RLA - Agent		Telephone: 845-294-0558
		E-Mail: eanda@espositoandassociates.net
Address: 262 Greenwich Avenue, Suite B		
City/PO: Goshen	State: NY	Zip Code: 10924
Property Owner (if not same as sponsor): Goshen Property Owner, LLC		Telephone: 845-294-0558
		E-Mail: eand@espositoandassociates.net
Address: 133 Pearl Street		
City/PO: Boston	State: MA	Zip Code: 02110

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Bonding, MS4 Acceptance, SW Maintenance Agreement & Sewer/Water Connection Permit	TBD
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Village of Goshen Planning Board - Amended Site Plan & SEQRA Consistency	May 11, 2021
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		TBD
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	OCDOP-239 GML Review; OCDPW-239 GML Review	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDOT - PERM33 Curb Cut & Utility Work NYSDEC - Wetlands Delineation	Pending Completed 7/24/19
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ACOE - Wetlands Delineation (by V/Goshen) & NWP-39, ACOE - PNC	Completed TBD
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s): _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

Industrial Park

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Goshen Central School District

b. What police or other public protection forces serve the project site?

Village of Goshen Police Department, State Police for special assistance

c. Which fire protection and emergency medical services serve the project site?

Goshen Fire Department

d. What parks serve the project site?

Village & Town Joint Recreation Parks

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Fully enclosed warehouse and distribution.

b. a. Total acreage of the site of the proposed action? 83.1 acres

b. Total acreage to be physically disturbed? 33.5 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 83.1 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 24 months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses?

☐ Yes ☒ No

If Yes, show numbers of units proposed.

One Family

Two Family

Three Family

Multiple Family (four or more)

Initial Phase

At completion

of all phases

g. Does the proposed action include new non-residential construction (including expansions)?

☒ Yes ☐ No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 56 height; 426 width; and 1,310 length

iii. Approximate extent of building space to be heated or cooled: 400,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

☐ Yes ☒ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☒ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): ACOE Wetland E- 0.07 Acres

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
The Proposed Action will place fill and a portion of a retaining wall within the wetland and will disturb approximately 4,000 sf or 0.09 acres.

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☒ No

If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☒ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

• proposed method of plant removal: _____

• if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ 164K peak; 81K avg. gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No

If Yes:

• Name of district or service area: Village of Goshen Public Water Supply

• Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No

• Is the project site in the existing district? ☒ Yes ☐ No

• Is expansion of the district needed? ☐ Yes ☒ No

• Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No

If Yes:

• Describe extensions or capacity expansions proposed to serve this project: _____

• Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No

If Yes:

• Applicant/sponsor for new district: _____

• Date application submitted or anticipated: _____

• Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: 134K peak; 66K avg. gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No

If Yes:

• Name of wastewater treatment plant to be used: Village of Goshen Wastewater Treatment Plant (WWTP)

• Name of district: Village of Goshen

• Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No

• Is the project site in the existing district? ☒ Yes ☐ No

• Is expansion of the district needed? ☐ Yes ☒ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans): _____</p> <p>_____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="margin-left: 40px;">_____ Square feet or <u>26.6</u> acres (impervious surface)</p> <p style="margin-left: 40px;">_____ Square feet or <u>83.1</u> acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>Building roofs, parking and truck loading areas</u></p>	
<p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____</p> <p style="margin-left: 40px;"><u>To on-site SW management facilities with ultimate discharge off site to intermittent stream tributary to the Rio Grande aka Cheechunk Creek.</u></p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ <u>Rio Grande and NYSDEC & ACOE wetlands</u> • Will stormwater runoff flow to adjacent properties? _____ 	
<p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>	
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) <u>Employee Automobiles and Delivery & Distribution Vehicles.</u></p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) <u>Temporary electrical generators and temporary heaters.</u></p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) <u>Heating and cooling (HVAC) equipment.</u></p>	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

- i. Estimate methane generation in tons/year (metric): _____
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☒ Yes ☐ No

If Yes:

- i. When is the peak traffic expected (Check all that apply): ☐ Morning ☒ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____
- ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____ varies-average 50
- iii. Parking spaces: Existing _____ 0 Proposed _____ 494 Net increase/decrease _____ 494
- iv. Does the proposed action include any shared use parking? ☐ Yes ☒ No
- v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
It is anticipated that deceleration and acceleration lanes will be installed along the westbound side of NYS Route 17M. Left turn lanes are proposed to be installed on the eastbound and westbound lanes of NYS Route 17M.
- vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? ☐ Yes ☒ No
- vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☒ Yes ☐ No
- viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☒ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No

If Yes:

- i. Estimate annual electricity demand during operation of the proposed action: _____
568,000 KWh/year
- ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Public utility purveyors of gas and electric
- iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐ Yes ☒ No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____ 7:00 am - 9:00 pm
- Saturday: _____ 8:00 am - 9:00 pm
- Sunday: _____ 8:00 am - 9:00 pm
- Holidays: _____ 8:00 am - 9:00 pm

ii. During Operations:

- Monday - Friday: _____ Varies-Seasonal
- Saturday: _____ Varies-Seasonal
- Sunday: _____ Varies-Seasonal
- Holidays: _____ Varies-Seasonal

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:
The Site is bordered by 2 heavily traveled State highways. It is not anticipated during operations that noise generated at the Site will exceed ambient noise levels. During construction noise levels may exceed existing ambient noise levels. Construction noise is temporary and will occur M-S.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No
Describe: _____

n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
See Site Plan.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No
Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No

If Yes:

i. Describe proposed treatment(s): _____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 2.4 tons per week (unit of time)
- Operation: 2.8 tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Existing natural materials (wood chips, rocks, top soil) will remain on-site for re-use. Building scraps/materials will be collected for recycling with local salvager.
- Operation: Recyclables including cardboard, paper, glass and metal will be collected and recycled with a local salvager.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Re-use of natural materials on-site, collection and recycle of building materials, other waste will be carted and disposed of in a licensed landfill facility.
- Operation: Trash generated during operations will be compacted and disposed of in a licensed landfill facility. During harvest/grape crushing operation (Aug-Oct), pomace, seeds and filtering agents will be collected and disposed of off site at a licensed facility.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☒ Industrial ☒ Commercial ☐ Residential (suburban) ☒ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

Adjacent to OCDPW, auto body shop, Village of Goshen WWTP and is within the Industrial Park Zoning District.

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	26.6	+26.6
• Forested	40.2	12.8	-27.4
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	9.2	0	-9.2
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	32.4	32.3	-.1
• Non-vegetated (bare rock, earth or fill)	1.3	0	-1.3
• Other Describe: Landscape, Lawn & Stormwater Management	0	11.2	+11.2

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☒ Yes ☐ No
If Yes:
i. Has the facility been formally closed? ☒ Yes ☐ No
• If yes, cite sources/documentation: Village of Goshen completed requirements of the Order of Consent issued by NYSDEC
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:
The site was used to temporarily store soil excavated from an old abandoned Village landfill during the construction of the Village's WWTP. The soil was later removed and disposed of in a licensed landfill facility.
iii. Describe any development constraints due to the prior solid waste activities: _____
None

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 0-6 feet

b. Are there bedrock outcroppings on the project site? ☒ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 1.8 %

c. Predominant soil type(s) present on project site:

Madalin Silt Loam	48 %
Mardin Gravelly Silt Loam	31 %
Bath-Nassau & Nassau Outcrop	21 %

d. What is the average depth to the water table on the project site? Average: _____ 0-6 feet

e. Drainage status of project site soils: ☒ Well Drained: _____ 34 % of site
☒ Moderately Well Drained: _____ 42 % of site
☒ Poorly Drained _____ 24 % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ 58 % of site
☒ 10-15%: _____ 15 % of site
☒ 15% or greater: _____ 27 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☒ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

• Streams:	Name	855.5-195	Classification	C
• Lakes or Ponds:	Name		Classification	
• Wetlands:	Name	Federal Waters, Federal Waters, Federal Waters,...		NYS Wetland (in a...
•	Wetland No. (if regulated by DEC)	GO-33		

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☒ Yes ☐ No

j. Is the project site in the 100 year Floodplain? ☒ Yes ☐ No

k. Is the project site in the 500 year Floodplain? ☒ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No
If Yes:
i. Name of aquifer: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="border-bottom: 1px solid black; width: 33%;">squirrels</td> <td style="border-bottom: 1px solid black; width: 33%;">deer</td> <td style="border-bottom: 1px solid black; width: 33%;">songbirds</td> </tr> <tr> <td style="border-bottom: 1px solid black;">woodchucks</td> <td style="border-bottom: 1px solid black;">chipmunks</td> <td style="border-bottom: 1px solid black;">rabbits</td> </tr> </table>	squirrels	deer	songbirds	woodchucks	chipmunks	rabbits	
squirrels	deer	songbirds					
woodchucks	chipmunks	rabbits					
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 							
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>							
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>							
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>							
<p>E.3. Designated Public Resources On or Near Project Site</p>							
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>							
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>							
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>							
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>							

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ☒ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☒ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☒ Yes ☐ No

If Yes:

i. Identify resource: Adjacent to Lands of the Orange County Audubon Society & Orange County Heritage Trail

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): bird sanctuary

iii. Distance between project and resource: _____ 1/4 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

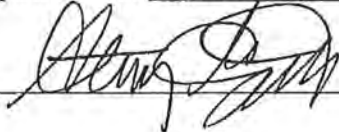
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Goshen Developer JV LLC

Date May 11, 2021 Rev. July 13, 2021

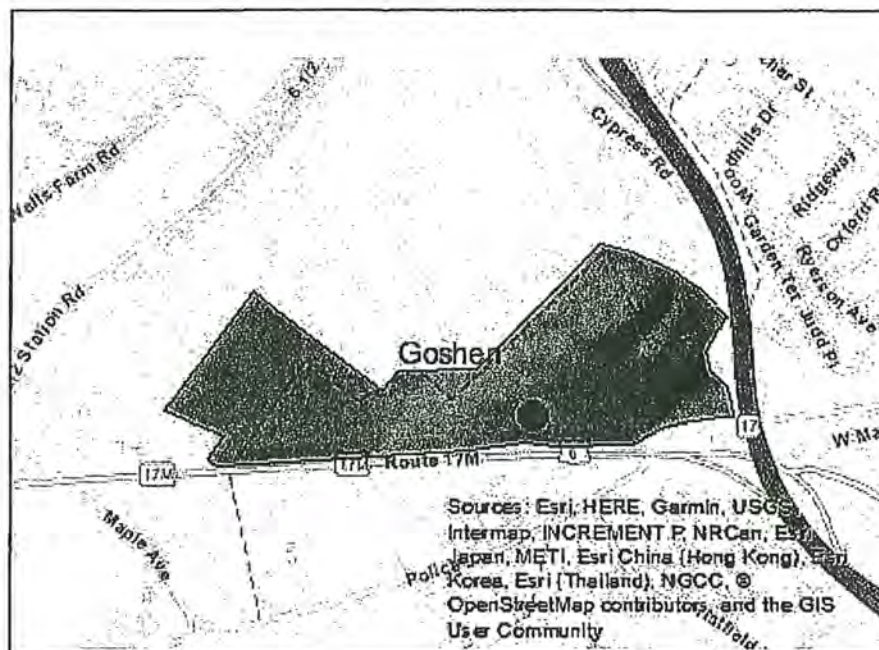
Signature _____



Title Steven T. Esposito, RLA, Agent

PRINT FORM

EAF Mapper Summary Report



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.ii [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	855.5-195
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):194.7
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	GO-33
E.2.h.v [Impaired Water Bodies]	No

E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Appendix B

SEQRA

Village of Goshen
Planning Board Meeting
February 22, 2022

Members present: Chairperson Elaine McClung
Adam Boese
Sal LaBruna
Emi Silijkovic
Mike Torelli

Also present: Theodore Lewis, III, Building Inspector
Kristen O'Donnell, Village Planner, Lanc and Tully
Elaine Tourish Coleman, Clerk

Chair McClung called the Meeting to order at 7.30pm

CONTINUATION OF PUBLIC HEARING

GFI Partners a/k/a Goshen Developer JV, LLC Tax Map #117-1-1.22, I-P Zone

Mr. Esposito provided an update and overview of the project. In summary the project is located on 17M as you're leaving Goshen across from the County DPW. Royal Wines Inc., the expected end user for the GFI property, is looking to expand their company as they continue to grow and would like to occupy the GFI property. Royal Wines Inc. is a 9th generation family business. The building will contain crushing and production facilities for grape juice and wine with an associated visitor's center and tasting room, loading docks, outdoor storage tanks and related site improvements.

No comments were received from the public.

On a motion by Mr. Torelli, seconded by Mr. LaBruna, the Planning Board closed the Public Hearing at 7:39 pm. Motion carried 5 – 0.

Before moving forward with the agenda, Chairperson McClung introduced and welcomed Elaine Tourish Coleman, the new Planning Board Secretary.

APPLICANTS BEFORE THE BOARD

GFI Partners a/k/a Goshen Developer JV, LLC, Royal Wine Corp. Tax Map #117-1-1.22, I-P Zone

Representing the Applicant: Steve Esposito, RLA, Esposito & Associates
Leif Ronaldson,
Vice President of Construction Operations, GFI

Mr. Esposito is hoping to get negative declaration approval this evening, then go to ZBA in March, and ultimately obtain final approval from the Planning Board.

Mr. Esposito provided information on discussions he had with the Village regarding water and sewer. As a result of the grape crushing taking place on site, an onsite pretreatment facility will be needed, which having the WWTP nearby is helpful. The following was agreed upon with the Village water/sewer consultant for a 3-year pilot plan.

Year 1: Monitor and sample the effluent discharge to get the characteristics of the effluent with an onsite tank, which would allow to slowly distribute the effluent on off peak hours or work out with the DPW.

Year 2: Once the characteristic is determined, the applicant would get permitted and design an onsite pretreatment facility.

Year 3: Pretreatment facility will be up and running by the end of the 3rd year, and the facility will be close to maximum production of 81,000 gallons per day.

Several meetings were held with the Village, Village Planner, Village water/sewer consultants, and the applicant regarding water and sewer. Water demand and water conservation was discussed as the design of the facility was finalized. The applicant is proposing onsite storage tanks as the demand for water increases. The Village is also in the process of permitting a well number 3 at the well field.

Ms. K. O'Donnell provided a review of the negative declaration referencing her 1/20/22 letter. The project is a Type 1 Action under SEQR. The applicant will implement a range of mitigations, many are standard, including the Indiana Bat tree-clearing mitigation, limiting tree clearing to between November 1 to March 31.

On a motion by Mr. Boese, seconded by Ms. Siljkovic, the Planning Board adopted a negative declaration to complete SEQR. Motion carried 5 – 0.

The applicant will be applying for a blasting permit to the Village of Goshen.

On a motion by Mr. Torelli, seconded by Mr. LaBruna, the Planning Board allow tree clearing limited to areas on the tree clearing plan. Motion carried 5-0.

Real Deal Management, Site Plan One Police Drive, #122-1-10.2, I-P Zone

Representing the Applicant: Steve Esposito, RLA, Esposito & Associates
Isaac Newton, Principal RDM

Mr. Esposito provided an update and overview of the project. On 7/27/21, the Planning Board conditionally approved the Site Plans for the construction of a 68,000+ square foot commercial building. At the time, the owner did not have an end user, however, they do now. Imperial Foods, an existing company in New Jersey and will bring 48 new jobs to Goshen.

The only change to the site plan is the addition of a grease trap. The end user is a gourmet food distributor with a bakery, warehousing, distribution, and office space. The existing facility sampled the effluent coming from the existing bakery in Hillside, New Jersey, and it does not appear the applicant will require pretreatment. A report will be prepared for the water/sewer engineers and DPW. The applicant believes they will meet the thresholds laid out on chapter 58 of the Village Code, which regulates utilities.

Ms. K. O'Donnell reviewed her 2/15/22 letter and explained this application was an amended site plan for a change of use with a different occupancy that was originally anticipated. The utilities have changed as a result of the grease trap. Ms. K. O'Donnell referenced the response from the County. The effluent level and the size of grease trap was brought up to the sewer and water engineer and the DPW, which is an ongoing issue and only impacts the size of the grease trap, not the site plans before the Planning Board. The site plans currently show the location of the grease trap.

A response was received from the County, which Mr. Esposito referred to their first comment:

1) Solar

- a. The applicant should integrate rooftop solar panels into the site plan to offset the need to rely on the existing power grid and to increase the resilience of the proposed 68,240 square foot facility.

Mr. Esposito expressed that RDM has been working to get this building designed, which is a steel building, is ordered and on the way to the project site. Mr. Esposito spoke to the architect and the building would have to be completely redesigned or at least shored up to allow for the installation of the solar panels. Mr. Esposito agrees that solar panels are a wonderful thing to promote but it's very late in the process. Mr. Esposito further stated that this plan has been approved three times, and had this discussion taken

place five years ago, the applicant could have addressed it at the time but this is so late in the process and would have such a significant financial impact to the developer. Mr. Esposito respectfully asked the board under a super majority to undo that requirement.

Mr. Boese said that this should have come earlier in the process and not this late. Chair McClung advised the Planning Board members that if the local board does not agree with County recommendation, the local board can overturn the decision with a majority plus one vote, which is an option of the Village Planning Board.

Although Mr. Boese agreed that solar panels are a good idea, this wasn't the way to go about it from the County. Mr. Torelli agreed and believed that if the municipality wanted to impose a new law or incentivize users utilizing solar panels with lower taxes, that would be a better way to move forward with that. Mr. LaBruna had mentioned that this is something to consider for future projects as Mr. Esposito is in front of the board often.

With County Planning Department referrals, some comments are advisory, and others are mandatory. The Planning Board can over-ride mandatory comments with a majority plus one vote.

On the Motion by Mr. LaBruna, and seconded by Mr. Torelli, the Planning Board will eliminate the solar requirement as recommended by Orange County Planning. Motion carried 5 – 0

On a motion by Mr. Torelli, and seconded by Ms. Siljkovic, the Planning Board approved the amended site plan with modifications. Motion carried 5 – 0.

Ms. K. O'Donnell will advise Mr. Donovan regarding changes to the resolution to reflect the Planning Board's County GML review over-ride before signing this resolution.

OTHER BUSINESS

Board members were in agreement to bring forward the scheduled December 27, 2022 Planning Board meeting to December 20, 2022.

CORRESPONDENCE

A letter was received from Collier's Engineering & Design prematurely for the Goshen Logistics Project. Ms. K. O'Donnell believes the applicant may have been looking for some initial information. No action is needed at this time.

APPROVAL OF MINUTES

The Minutes of the January 25, 2022 Planning Board Meeting were accepted as circulated.

MEETING ADJOURNMENT

The Meeting was adjourned at 8.35pm.

Elaine McClung, Chair

Notes prepared by Elaine Tourish Coleman

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Village of Goshen, Orange County, New York

Name of Action: Royal Winery, Inc.

Date: February 22, 2022

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Village of Goshen Planning Board, as Lead Agency, has determined that the Proposed Action described in the project narrative and Environmental Assessment Form consistent with the procedures and criteria set forth in 6 NYCRR 617.7, analyzed the relevant areas of environmental concern using the SEQR standards and determined that the proposed Action will not have a significant adverse impact on the environment and a Draft Environmental Impact Statement will not be prepared.

SEQR Status: Type 1

Conditioned Negative Declaration: No

Description of Action: Goshen Developer JV, LLC ("the applicant") has applied on behalf of Royal Winery, Inc ("end user") for the construction of 584,862 square foot footprint / 635,050 square foot total floor area for production, bottling and warehousing for a wine and juice manufacturer. The building will also contain office space and a visitor center/ wine tasting area. Approximately 100 full-time employees are anticipated with additional seasonal employees during fall harvest season. The Project Site consists of 83 acres in the Village's Industrial Park (IP) Zoning District. The Site will be served by Village water and sewer services and will derive access from NYS Route 17M.

Location: 2500 Route 17M

Reasons Supporting This Determination:

The proposed action is not anticipated to result in any adverse environmental impacts based on the following:

1. It is likely that construction will require blasting or other means of heavy rock removal in areas of shallow bedrock. Blasting will be strictly controlled and all applicable local, state and federal regulations will be followed. A full blasting protocol will be submitted for review prior

to construction which will include days and times of blasting, monitoring of surrounding foundations and infrastructure, proper notification to surrounding properties and Village of Goshen Police Department, as well as mitigations for noise and dust control. Certificates of insurance will be provided to the Building Department prior to any blasting.

2. The project is located in the Village's IP Zoning District and is a permitted use in that zone.
3. The Proposed Project requires a variance for an average building height of 56' which exceeds the maximum height of 35 feet in the IP zone. A Visual Impact Analysis has been prepared which includes renderings of the proposed building and simulated views from various vantage points including sensitive receptors such as the Orange County Heritage Trail. The analysis concludes that the proposed building is primarily visible from the west of the Site including commercially developed areas of Route 17M and NYS Route 17.
4. A lighting and landscaping plan has been prepared that is appropriate for the site and meets the requirements of the Village zoning code. All lighting will be night-sky friendly.
5. The project requires a variance for providing less than the required amount of parking than required by zoning. Based on the number of daily visitors, employees proposed (100 plus approximately 15 additional during peak seasons) and parking data from existing facilities operated by the applicant, the site has been designed with 262 parking spaces with another 246 parking spaces to be land-banked at the time of initial construction until such time as the Village Building Inspector or applicant determines the parking spaces are needed.
6. A Stormwater Pollution Prevention Plan (SWPPP) for the project has been prepared in accordance with the current NYSDEC Stormwater regulations and includes a Soil Erosion & Sediment Control Plan. All erosion and sediment control practices will be in place prior to the start of construction and will be subject to inspection by the Village of Goshen. Stormwater maintenance agreements will be provided between the applicant and the Village. No adverse impacts to surface water are anticipated.
7. The Project will exceed the five acre limit set by the NYSDEC and has requested a waiver from the Village as the MS4 administrator. To mitigate additional impacts related to this additional disturbance the applicant will inspect erosion and sediment control practices two times per week as long as more than five acres is disturbed. Areas where disturbance has temporarily, or permanently ceased will be stabilized within 7 days.
8. A Landscaping Plan has been provided as part of the Site Plan to mitigate the removal of vegetation. The landscaping plan provides a mix of evergreen and deciduous trees to soften the appearance of the site, breakup the extensive pavement proposed and provide both noise and stormwater attenuation.
9. In order to mitigate impacts to potential Indiana Bat or Long-Eared Bat habitat, all tree clearing will be conducted between November 1 and March 31 to correspond with the hibernation period of this species. No threatened or endangered species were identified by the NYSDEC resource mapper for this Project Site. No significant adverse impacts are anticipated to threatened and endangered species.

10. A cut and fill analysis has been provided by the applicant. Grading at the site is proposed to be balanced to eliminate the need for the import or export of soils to reduce the number of construction-related truck trips.
11. There are approximately 32.3 acres of NYS-regulated wetland GO-33 and 0.53 acres of Federal wetlands located on the Project Site which have been delineated by the applicant. No disturbance of the state wetlands or its 100-foot regulated area are proposed. Federal wetland disturbance is subject to a Nation-wide permit. The applicant will be responsible for filing this at least 45-days prior to any site disturbance.
12. Portions of the Project Site are located within the 100-year floodplain. These areas are generally coincide with the NYSDEC wetland areas. This area is not proposed to be disturbed and is contained with the area encumbered by the conservation easement to protect this area in perpetuity.
13. A traffic study was prepared by the applicant in 2018 for a warehouse development on this project site. Updated, project-specific truck trip data was provided by the proposed end user and reviewed by the Village's traffic engineer and New York State DOT. Traffic counts and analysis are based on the specific mix of uses proposed at specific floor areas shown in the floor plans provided in the SEQR Consistency Analysis. If the amount of floor area for manufacturing, retail or visitor center areas of the building increase, the applicant will need to return to the Planning Board for review of implications on traffic volumes. It was concluded that the additional traffic generation for the proposed building versus the previously analyzed facility would generate similar volumes of traffic and that the seven intersections studied as part of the original study, would continue to be able to accommodate the projected traffic volumes. Improvements for the project's main site entrance on Route 17M include separate turning lanes for both east and west-bound vehicles entering the Project Site and a west-bound deceleration lane. Proposed mitigations also include an upgrade to the traffic signal at NYS Route 17M and 6½ Station Road, additional signage and an emergency access point that will be gated. Plans will be reviewed and approved by the NYSDOT. Any mitigation measures required by the NYSDOT will be incorporated into final site plans.
14. A Phase 1 Archaeological Investigation was prepared for the Project Site by Tracker Archaeology. This report concludes that the site was previously disturbed by historic mining activities and no historic or prehistoric artifacts were identified on the Project Site. No additional analysis was recommended. Based on a letter from the New York State Office of Parks, Recreation and Historic Preservation dated November 4, 2021 confirms they agree with no historic or archaeological resources will be impacted by the proposed project.
15. No historic resources are within the immediate vicinity of the site. No impacts to historic structures are anticipated.
16. The Project Site is located within the Village's public utility districts. Line extensions will be required to provide service to the proposed building and will be the responsibility of the applicant. All infrastructure will be constructed to Village specifications and coordinated with

the Village of Goshen Department of Public Works and Orange County Health Department, where required.

17. Based on other facilities operated by the applicant, the applicant has projected sewer demand to be an average of 66,000 GPD with +/- 2,927 mg/l Total Suspended Solids (TSS) and a peak demand of 134,000 GPD with 11,530 mg/l TSS. The applicant will comply with the original SEQR Findings, which stated as follows: "The Project Sponsor is proposing an on-site pretreatment facility to treat industrial discharge before wastewater enters the Village sewer system" and an onsite pretreatment facility has been shown on the Site Plan.

The applicant is proposing a one-year operation and wastewater monitoring program to characterize the quantity/quality of the actual wastewater effluent over the seasonal variations of production. Temporary facilities shall include an equalization tank (EQ tank) and infrastructure to allow flow measurement and sampling. Following the characterization of the wastewater stream, the final pretreatment system will be designed and permitted during the second year and constructed and operational by the end of the third year. The applicant shall submit designs and obtain approval from the Village and/or other necessary permitting entities for construction of the pretreatment facility.

The applicant shall construct the EQ tank prior to issuance of a Certificate of Occupancy and for use in years one through three of operations. The EQ tank will equalize batch wastewater discharge, and the timing of the release of that discharge shall be coordinated with the Village DPW to reduce immediate BOD & TSS loading and allow for both dilution of the waste stream and a metered introduction of the discharge into the collection system. The EQ tank will utilize pumping or other means of reliably controlling the discharge of wastewater.

A monitoring manhole with a 24-hour composite sampler will be required. The monitoring system shall provide for automated monitoring, and the Village shall be furnished with all records and provided access to this system for sampling.

Separate metering for the sewer service will be required. The applicant will be surcharged for TSS/BOD discharges consistent with Chapter 58 of the Village Code. An Industrial Wastewater Discharge Permit will be required. A wastewater operator licensed in New York State will be required. Based on the above, no adverse impacts to municipal sewer services are anticipated.

18. Based on other facilities operated by the applicant, the applicant has estimated water demand to be an average of 81,000 GPD with a peak daily demand of 164,000 GPD. Based on operations at other locations and the nature of the business, the applicant has projected peak water usage will be in February, March and August through October, which is generally offset from current typical Village peak water usage periods. The applicant proposes domestic and process water be metered individually to identify use areas and ensure alignment between water used for production and metered wastewater volume. Water usage data shall be made available to the Village for continuous monitoring.
19. The Village's projected maximum daily flow, including the flow from the proposed facility, will require that the Village increase its permitted water withdrawal, modify its Water

Withdrawal Permit (in progress) and complete upgrades at the Crystal Run Village Water Treatment Plant.

Based on conversations with the Village DPW and an analysis prepared by Pitingaro & Doetsch Consulting Engineers, P.C., the Village has the capacity to meet the aforementioned projected, daily demand but improvements to the overall system are required including connection of an additional well in the Village's existing well field ("Well 3", currently in progress), and improvements to the water treatment facility serving that well field to accommodate projected peak demands.

20. The applicant shall provide on-site storage of water in a capacity equal to approximately 80,000 gallons or the difference between average daily demand and peak demand. The on-site storage will serve to mitigate process demands on the water system and allow the applicant to manage water usage in cooperation with the Village DPW until such time that and all above described Village water system improvements are completed and the Village's water withdrawal permit is increased.
21. Based on the size of the proposed building, fire suppression is required. The Site Plans note the applicant intends to provide sprinklers within the proposed building.
22. A conservation easement has been filed on the western portion of the Project Site which prohibits site disturbance in this area in perpetuity. The conservation easement will protect sensitive habitat areas, provide stormwater attenuation and provide a physical buffer between the proposed building, the Orange County Heritage Trail and lands owned by the Audubon Society.
23. The site is anticipated to produce noise consistent with the surrounding industrial district. A vegetative buffer is proposed to remain around the perimeter of the property and supplemental landscaping will be provided which will mitigate onsite noise. Construction hours will be consistent with the Village's noise code. No adverse noise impacts are anticipated.

For Further Information, Contact:

Elaine McClung, Planning Board Chair
276 Main Street
Goshen, New York 10924
(845) 294-6750



**Parks, Recreation,
and Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

November 04, 2021

Steven Esposito
Esposito & Associates
262 Greenwich Avenue, Suite B
Suite B
Goshen, NY 10924

Re: USACE
Goshen Developer JV LLC
2500 State Route 17M, Goshen, NY 10924
21PR03455

Dear Steven Esposito:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the provided documentation in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

SHPO has reviewed the Phase I Archaeological Survey Report entitled "Phase I Archaeological Investigation at 2500 Route 17M for a Proposed Warehouse, Village of Goshen, Township of Goshen, Orange County, New York" prepared by Tracker Archaeology, Inc. (October 2021; 21SR00666). No archaeological sites were identified by the survey. Therefore, it is the opinion of the New York SHPO that no historic properties, including archaeological and/or historic resources, will be affected by this undertaking.

If you have any questions, I can be reached at Jessica.Schreyer@parks.ny.gov.

Sincerely,

A handwritten signature in cursive script that reads "Jessica E. Schreyer".

Jessica Schreyer
Scientist Archaeology

Goshen Developer JV, LLC
SEQRA Consistency Analysis

ROYAL WINE CORP.



2500 NYS Route 17M
Goshen, NY

Prepared by Esposito & Associates

Dated January 11, 2022

Goshen Developer JV, LLC

SEQRA Consistency Analysis

I. Royal Wine Corp. History

Formed in 1948, Royal Wine Corp. is a family owned and managed business with a heritage and family tradition in the wine industry which spans over 9 generations dating back to 19th century Czechoslovakia. Today, Royal Wine Corporation is the leading importer, producer and distributor of kosher foods, wines, spirits and liqueurs in the world. The company's portfolio represents thousands of items and hundreds of brands from across the globe, and while they are best known for their kosher brands, their reach extends well beyond the Jewish community into the broader market.

While the company began modestly with one line of traditional wines for sacramental purposes, the Herzogs set their sights on redefining the kosher wine industry and setting progressively higher standards. Royal Wine Corporation is the unequivocal leader in the kosher wine and beverage industry, in quality, range of products and modern production methods. All Royal products are certified kosher and are therefore prepared in adherence to the highest standards of cleanliness and purity, requiring meticulous care and pristine winemaking conditions. Royal prides itself in providing the finest wines, spirits and liqueurs.

Royal presently operates from several locations all of which have been built and expanded for specific purposes. In New Jersey they operate from a 185,000 sq foot facility which is a grape juice and wine bottling and storage facility as well as a wine and spirits warehouse and distribution center. In Ulster County (Marlboro) they operate on a 35-acre parcel that grows grapes, crushes, blends and stores product as well as a tasting room and visitors center. In Oxnard, California, (www.herzogwine.com) they operate an 80,000 sq foot winery, tasting room and restaurant. Royal Wines also has long term lease agreements for processing grapes in facilities in Bakersfield, California and Canandaigua, New York.

II. Site History

The site was previously owned by the Village of Goshen and was sold to Kikkerfrosch, LLC who obtained approvals for the construction of a brewery that had the capacity of producing 300,000 barrels of beer per year. The brewery consisted of 103,000 sf structure and accessory tank farms serviced by municipal sewer and water. It was anticipated that the brewery would require up to 200,000 gallons per day (gpd) of domestic water use and an 110,000 gpd wastewater demand when at full production. The Kikkerfrosch, LLC was dissolved and the land was put back on the market. Yidel Realty purchased the land and obtained approvals for the construction of a 500,000-sf warehouse and 24,900 sf of office space with requisite site improvements. After receiving final approval, the site was purchased by GFI Partners aka Goshen Property Owners, LLC who amended the site plan and received Final Site Plan Approval. This approval included obtaining variances from the Zoning Board of Appeals for an area variance permitting a average building height of 46' where 35' is the maximum height allowed and a variance permitting only 439 parking spaces where 862 spaces are required.

III. Land Use and Zoning

A. Existing Site Description

The proposed Site is located on the northerly side of NYS Route 17M, west of Route 17. Access will be directly from NYS Route 17M and a Curb Cut Permit and work permit will be required to be obtained by the Applicant from the New York State Department of Transportation. The Site consists of 81.9 acres and the Site is located in the Industrial Park (IP) Zone. There is on Site State Regulated Wetlands (GO-33), Federally Regulated Wetlands and Isolated non jurisdictional wetlands totaling 32.4 acres. The Site is also bound along the northern property line by the Old Erie Lackawanna Railroad Company right-of-way owned by the County of Orange where a portion of the Heritage Trail is located.

The project site is in the Industrial Park Zoning District (IP). The purpose of the IP District is to provide a protective zone for industry from the encroachment of residential and incompatible uses adverse to the operation and expansion of such industry. The IP zone is intended to minimize the impact of industries on surrounding non industrial land uses. The IP zone allows light industrial uses including “manufacturing, assembly, converting, packaging, altering, finishing, enclosed warehouse and office buildings” as permitted uses by right. It is the opinion of the Applicant that the proposed action falls into these categories and is permitted as of right.

B. Proposed Building

Along with GFI Partners, Royal Wines (“Joint Venture”) proposes to build a warehouse and production facility at the 2500 Route 17M site. The facility is intended to consolidate a number of existing operations which includes the following:

- Marlboro, NY: Facility currently where grapes are received, crushed, processed and the grape juice is stored, prior to being shipped for packaging to the Bayonne, NJ facility.
- The Bayonne, NJ: Facility where all juice is received and prepared for packaging this facility also provides initial warehousing.
- Relocate distribution and warehousing facilities located in Pennsauken, NJ & Newark, NJ.

The new facility will consist of a multi-story building totaling approximately 626,862 Square Feet (sf) with a building footprint of approximately 584,862 sf. There are 26 loading docks proposed on the northerly side of the building and 6 on the westerly side of the building. Total number of proposed docks is 32 which complies with the minimum require of the IP zone requirements.

The proposed facility is comprised of the following functions/areas:

- Office Space: Will be comprised of plant level offices, employee facilities, executive offices, conference rooms, break room areas, rabbinical functions and record storage.
- Visitors Center & Tasting: See Below.
- Grape Crushing area: This area is a multi-story multi-functional area which includes Grape Crushing, Grape Juice Processing, De-juicing, Decanting, Filter Waste Room, Receiving and the Filtration Room. These areas consist of approximately 23,200 sf.
- Cellar Space: This is a Bulk Juice Storage area where juice will be stored in individual vessels.
- Production/Warehouse: This area includes secondary processing packing, bottling, labs,

packing materials, storage of finished goods, receiving, repack area, cold dock, cooler and freezer areas, machine room, driver's room, maintenance and mechanical areas.

In addition to the main warehouse there will be a pretreatment facility housed within a building approximately 1800 sf. east of the warehouse. Accessory structures include twelve outdoor storage tanks at a maximum height of 46' are proposed along the easterly side of the warehouse building.

A portion of the warehouse building as proposed will have an average building height of 46' and the balance of the building will have an average height of 56'. *See Figure 1.* The maximum building height in the IP zone is 35' however the Zoning Board of Appeals (ZBA) at their September 2020 meeting granted relief to allow an average building height of 46'. Recently the Applicant made an application to the ZBA to permit a portion of the building to have average building height of 56'. This matter was heard at the August, 2021 ZBA meeting. The ZBA indicated that they would grant the requested relief after the SQERA processes concluded. For comparison of the bulk requirements between previously approved plan and current plan see Table 1 below.

Table 1.

Maximum Bldg. Req	Required	Proposed	Prev. Approved	Change
Lot Area	3 Acres	81.96 Acres	81.96'	0.0'
Street Frontage	200'	3,910.1'	3,910.1'	0.0'
Lot Width	125'	3,218.2'	3,218.2'	0.0'
Lot Depth	125'	1,004.3'	1,004.3'	0.0'
Front Yard	50'	201.8'	223.8'	-22'
Rear Yard	50'	449.4'	168.9'	+280.5
Side Yard (One /Both)	50/100'	68.6/211.48'	205.5/ 2,376.8'	-136.9'/262'
Maximum Allowable				
Building Height	35'	56	46'	+10'
Building Coverage	50%	± 15.4%	14%×	+1.4%
Development Coverage	80%	± 27.9%	25.9×%	+2%

As noted in Table 1., all proposed yard requirements/setbacks for the previously approved plan and the current plan significantly exceeds the minimum requirements. The maximum allowed building and development coverage proposed in both plans are well below the maximum allowed. The current plan has a modest increase in building and development coverage over the previously approved plan, but well below what is allowed in the district.

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Project
New Production Facility

2500 NYS Route 17M
Goshen NY

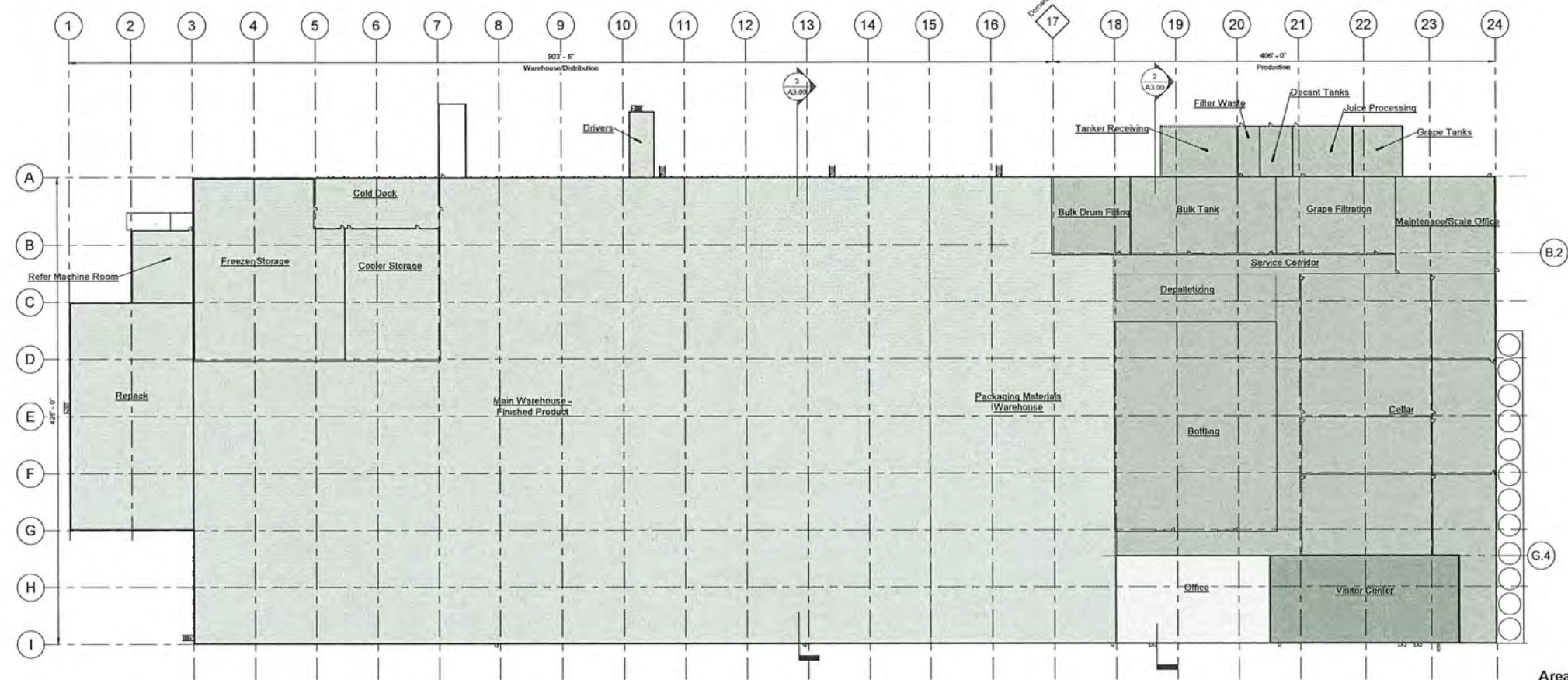
No.	Date	Revision/Issue
1	7.21.2021	Issue Statement
2	8.4.2021	Issue/Comments

Date
8.4.2021
Scale
As Indicated
af+S Job No.
2013a-GSHN

Level 1 Plan
Building Sections

Figure 1

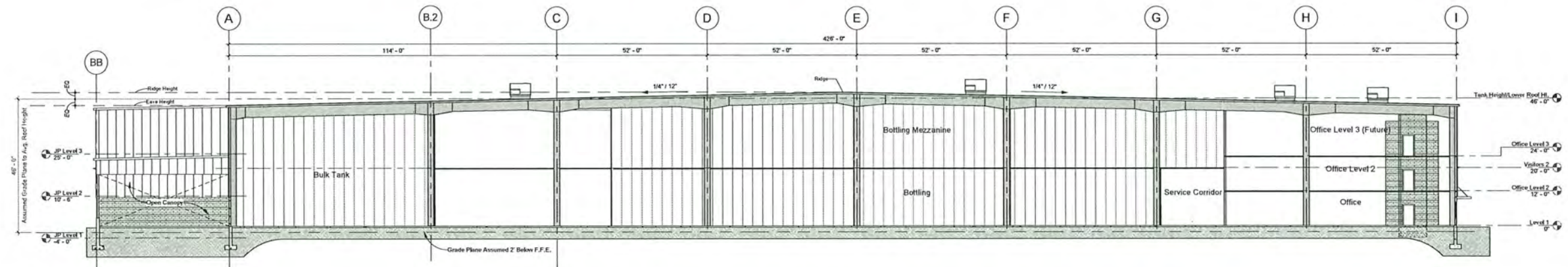
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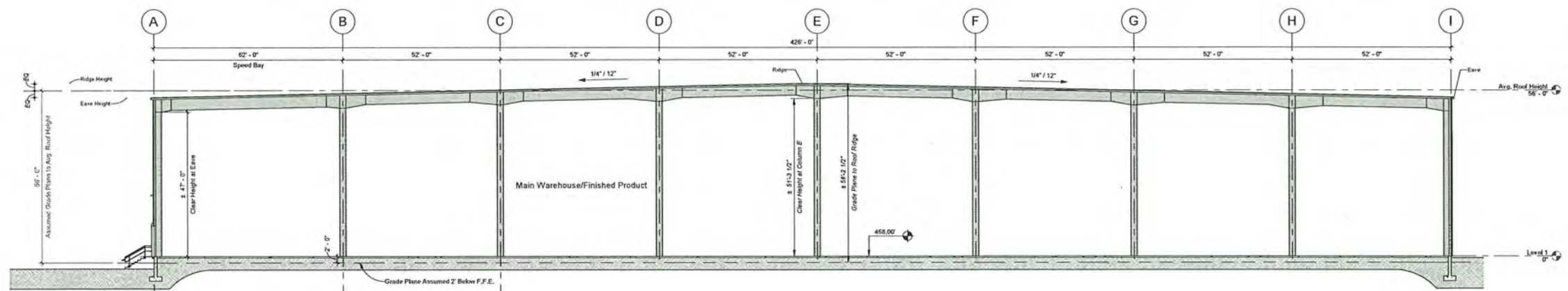
Area Use Legend

- Office/Employee Facilities
- Production
- Visitor Center
- Warehouse/Distribution

1 Level 1 Plan
1" = 50'-0"



2 Building Section at 46' Roof Height
1/16" = 1'-0"



3 Building Section at 56' Roof Height
1/16" = 1'-0"

C. Site Design

The main vehicular access for trucks, employees and visitors will be via one curb cut onto NYS Rt 17M. There will also be a gated emergency access drive west of the main entrance to comply with NYS Fire Codes. These proposed access points are subject to review and approval by the NYSDOT. Employee parking is primarily located in the parking lot on the south side of the building. Additional parking is proposed in designated areas adjacent to specific operational functions. These parking areas include the northwest area adjacent to cold dock area, northeast area adjacent to the grape crushing operation and along the east adjacent to the wastewater treatment plant. Based on the current development program 1,143 parking spaces are required. The current plan proposes 262 paved parking spaces including handicap spaces and 246 banked parking spaces that could be constructed in the future if required. Previously the Applicant received relief from the ZBA reducing the required parking by 439 spaces. The Applicant recently appeared before the ZBA to further reduce the required parking based on the parking analysis provided to the ZBA. The Board agreed that upon completion of SEQRA that they would grant a variance further reducing the required parking by an additional 196 spaces.

Parking Summary:

Proposed Parking:

- Required Parking 1,143 Spaces
- Paved Parking 262 Spaces
- Banked Parking 246 Spaces
- Provided Parking 508 Spaces
- 2020 Variance 439 Spaces
- 2022 Variance 196 Spaces

Previously Approved Parking:

- Required Parking 862 Spaces
- Paved Parking 205 Spaces
- Banked Parking 218 Spaces
- Provided Parking 423 Spaces
- 2020 Variance 439 Spaces

The number of paved and banked parking spaces were determined by using real numbers from a facility that is owned and operated by Royal Wines and will be relocated to the Goshen facility. The total number of full-time employees of the warehouse/production and office at final build-out will be approximately 100 persons. During the harvest period between August and October there will be an increase of approximately 15 part-time employees for the day shift and 5 employees for the night shift.

The Yidel Realty and GFI approvals estimated approximately 286 full time employees. The total number of employees in a peak shift was approximately 140-150 persons. The employees would operate with two (2) 12-hour shifts or three 8-hour shifts. Estimated employees for the previously approved plans were well above future employees of the purposed action.

It is also anticipated that there will be approximately 100 visitors on the average per day over a ten-hour day. Visitor parking will be located in the parking lot located on the south side of the building, primarily on the eastern portions adjacent to the Visitors Center entrance. The current plan also provides 2 bus parking spaces for visitors. For a detailed parking analysis please see

Appendix B.

The current plan provides 20 tractor trailer staging/parking spaces for grape deliver during the harvest season which occurs from August to October. These trucks typical arrive late at night and early mornings and are off loaded throughout the day at the grape receiving area. Both Yidel Realty and GFI previously approved plans had 20 tractor trailer parking spaces on site.

Normal shipping and receiving trucks will receive and unload products during normal business hours. For an updated trip generation for the current development program *See Appendix B1 & B2.*

D. Hours of Operations

The hours of operation for the currently proposed facility will be as follows:

- Warehouse: 8 AM-6 PM Monday-Thursday & Friday until 12 noon
- Production: 8 AM-6 PM Sunday-Thursday & Friday until 12 noon
- Office: 8 AM-6 PM Monday-Thursday & Friday until 12 noon
- Harvest August-October: 24 hours Sunday- Thursday & Friday until 12 noon
- Visitor Center: 10 AM-8 PM Sunday-Thursday & Friday until 12 noon

Conversely the Yidel Realty & GFI approvals included hours of operation 24 hours a day six days a week.

E. Visitors Center

The Visitors Center will be comprised of guest services, tasting area, small retail area, hospitality functions and a gathering area where the Herzog family history will be told. Connected to this space will be the "Tour Corridor" which will run north from the Visitors Center which will provide overhead viewing access to the cellars, bottling, blending areas and terminate at the grape crushing operation. Also proposed is a patio/seating area at the Visitors Center entry located at the southeast corner of the building. Peak season for the Visitors Center will be the months between Memorial Day and Labor Day based on other facilities the Applicant owns and operates. Sundays are also the busiest day of the week. During the summer months it is anticipated that the Visitors Center will receive 2-3 buses per week. These buses will be scheduled and transport primarily children to tour the facility to see where Kedem Grape Juice is produced. As noted above there will be a retail operation associated with the Visitor Center and based on sales at the Applicant's other facilities, it is expected to have approximately 1.5 million dollars in sales annually.

In the Visitors Center, there will be no formal dining or food services. The only food that will be served will be finger foods, pallet cleansers, or sample of food products distributed by the Applicant.

Similarly, the approved Kikkerfrosch project proposed a Visitors Center including tasting room, retail area and tour corridor. A seasonal beer garden was also part of the plan and provided the accommodations for bus and or shuttle drop off and parking.

F. Project Phasing

Currently it is anticipated that the Project will be constructed in five earthwork phases with the sixth phase implementing the required site improvements and buildings. The construction duration will be 18-24 months for the site and building construction. *See Figure 2 Earthwork Phasing.*

IV. SEQRA

The Proposed Action is a Type 1 Action under SEQRA. The Village of Goshen Planning Board, as Lead Agency, issued a Negative Declaration for the Kikkerfrosch project in 2014. Subsequent applications (Yidel & GFI) were reviewed by the Planning Board and compared to the thresholds and findings adopted during the review of the Kikkerfrosch project. Based on subsequent reviews, SEQRA Consistency Determinations were issued on 12/18/18 for the Yidel Site Plan and 3/10/21 for the GFI Partners Site Plan.

The current application includes the Full Environmental Assessment Form Part 1 (See Appendix A). Based on the Part 1 EAF, it was reviewed and determined at the May 25, 2021 planning board meeting that the following thresholds be re-evaluated to ensure consistency with previous SEQRA Determinations for the Proposed Action at the Project Site. The following thresholds are in the order in which they appeared in the original Negative Declaration.

A. Land Use & Zoning

- ***Original Findings*** - *The Kikkerfrosch Project was required to obtain the following approvals and/or variances: a change in zone for a portion of the land upon which the project is proposed to be constructed from an R-1 zoning district classification to an IP zoning district classification, subdivision approval, site plan approval, area variance relief, water main extension OCDOH and Highway Work Permit NYSDOT.*
- The Current Plan requires Site Plan Approval from the Planning Board, area variances from the Zoning Board of Appeals (ZBA), Water Main Extension reapproval from OCDOH and completion of the PERM 33 Part 3 of the Highway Work Permit by NYSDOT for site access and improvements within NYS Route 17M right-of-way.
- The Current Application will be seeking area variances from the ZBA as follows:
 - The previous owner obtained a variance allowing an average maximum building height of 46' where the average maximum building height permitted was 35'. The current owner is requesting relief for a portion of the building to be 56'.
 - An interpretation that the proposed 12 outdoor storage tanks 9 for storing grape juice)comply with the bulk table in terms of height permitted for accessory appurtenances (bins, silos, tanks, etc.).
 - Variance/interpretation that the previous parking variance runs with the land which granted relief of 439 spaces. The Applicant will be requesting further relief from required parking to reduce the required by an additional 196 spaces. *See Appendix B and C*
 - Relief from Section 5.5.1 of the Village Code which prohibits direct access off of a state or county highway (previously granted to Kikkerfrosch).
 - As noted in Table 1, above, the minimum setbacks and maximum coverage are

EARTHWORK PHASING NOTES

1.

TOTAL AREA OF DISTURBANCE IS CALCULATED AT ±34.6 ACRES. TO COMPLETE THE EARTHWORK REQUIRED DURING SITE CONSTRUCTION DUE TO THE SIGNIFICANT SECTIONS OF CUT AND FILL AREAS REQUIRED FOR A BUILDING OF THIS SIZE, A WAIVER FROM THE NYSDEC 5 ACRE MAXIMUM DISTURBANCE WILL BE REQUESTED FROM THE MS4. THE EARTHWORK HAS BEEN DIVIDED INTO FIVE (5) PHASES THAT MINIMIZED PHASED DISTURBANCES WHILE ATTEMPTING TO MAINTAIN A BALNCE IN THE EARTHWORK CUT AND FILLS. PHASES WILL OVERLAP FOR SITE ACCESS AND TEMPORARY MATERIAL STORAGE LOCATIONS. THEREFORE THE TOTAL OF THE 5 PHASES WILL EXCEED THE CALCULATED ±34.6 ACRES, DUE TO AREAS BEING DISTURBED IN MULTIPLE PHASES.
2.

INDIVIDUAL EARTHWORK PHASE AREAS

2.1.

PHASE 1: ±4.7 ACRES

2.2.

PHASE 2: ±9.6 ACRES

2.3.

PHASE 3: ±10.0 ACRES

2.4.

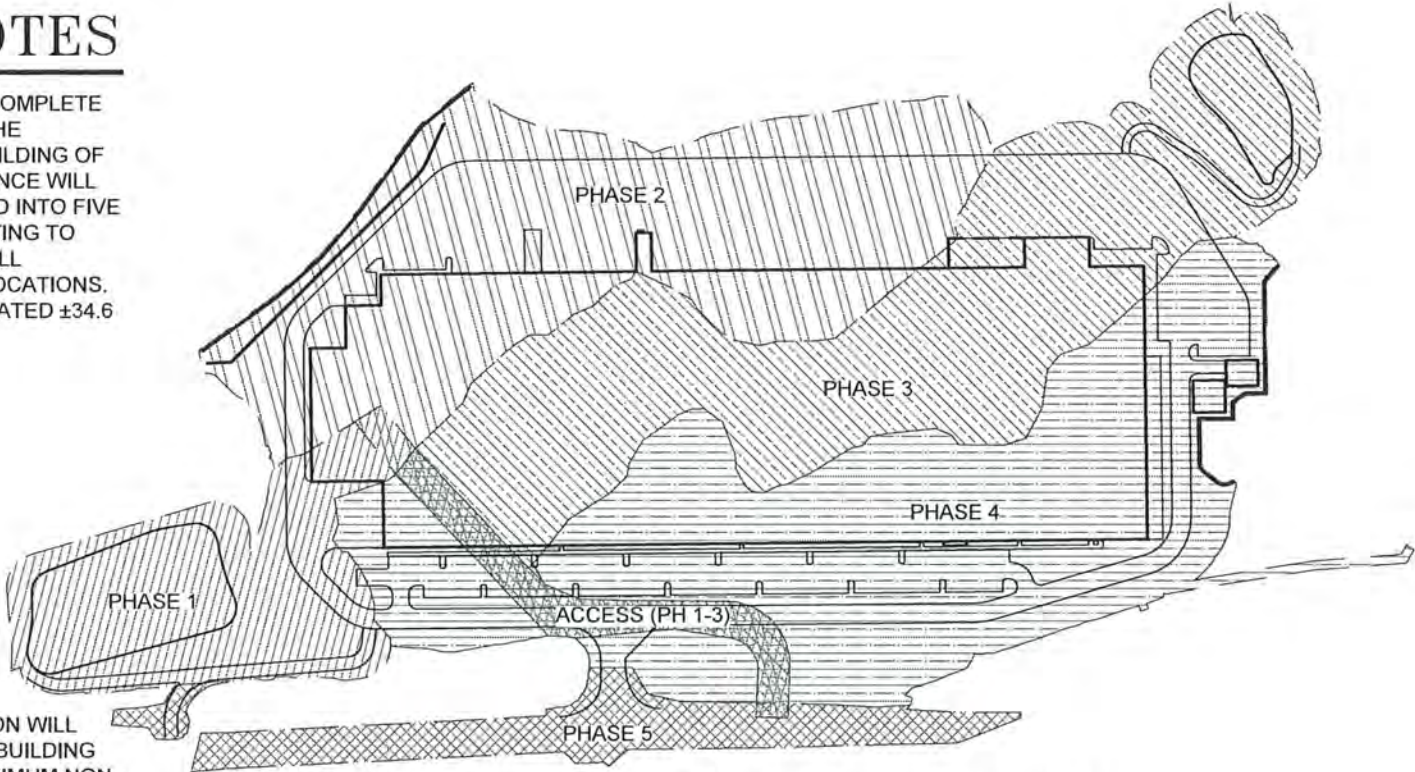
PHASE 4: ±11.4 ACRES

2.5.

PHASE 5: ±2.1 ACRES
3.

EACH EARTHWORK PHASE SHALL BE COMPLETED TO ROUGH GRADE AND STABILIZED. THERE MAY BE TIMES OF OVERLAP OF PHASES BUT AT NO TIME SHALL THE TOTAL DISTURBANCE EXCEED THE LARGEST PHASE TOTAL OF DISTURBANCE (±11.4 Ac.)
4.

UPON THE COMPLETION OF THE EARTHWORK PHASES, CONSTRUCTION WILL CONTINUE WITH INSTALLATION OF UTILITIES, PAVEMENT AREAS AND BUILDING CONSTRUCTION, ETC. AND THE CONTRACTOR SHALL MAINTAIN A MAXIMUM NON - STABILIZED DISTURBANCE AREA OF 5 ACRES. STORMWATER FACILITIES UTILIZED AS TEMPORARY SEDIMENT BASINS SHALL ONLY BE EXCAVATED TO FINAL ELEVATIONS AFTER ALL CONTRIBUTORY AREA TO EACH RESPECTIVE FACILITY HAS BEEN PERMANENTLY STABILIZED.



EARTHWORK PHASING KEY MAP

SCALE: 1"=300'

EARTHWORK PHASING	ROYAL WINE CORP. 2500 NYS ROUTE 17M VILLAGE OF GOSHEN ORANGE COUNTY, NEW YORK	DATE: SEPT 2021	JOB # 1081.0103	MONTGOMERY OFFICE 71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7727 WWW.EP-PC.COM
		SCALE: 1"=300'	SHEET # F-2	ENGINEERING & SURVEYING PROPERTIES Achieving Successful Results with Innovative Designs

similar to previously approved plans and proposed bulk requirements exceed minimum/maximum requirements.

- The ZBA at the August 2021 meeting indicated that they would be granting the requested relief upon completion of the SEQRA process.

B. Traffic

- **Original Findings** - *The Planning Board has reviewed the existing and proposed traffic circulation at the project site. The proposed connection to State Route 17M will require review and a highway work permit by the New York State Department of Transportation prior to construction.*
- **Current Conditions** – Based on the Traffic Impact Study prepared for Yidel Realty dated September 6, 2018 and revisions dated November 11, 2018, it was concluded that no significant off-site impacts to existing roadways and intersections are anticipated as a result of the Proposed Action. There will be no significant reduction in levels of service to the seven (7) intersections analyzed in the vicinity of the Project Site. Additionally, the Site driveway does not meet any Traffic Volume Signal Warrants as described in the Federal Highway Administration's "Manual on Uniform Traffic Control Devices, 2009 Edition".

A Left-turn Warrant Analysis was conducted for the proposed Site driveway. The Analysis determined that a Left-turn Lane is warranted for eastbound traffic.

Pursuant to the request of the Orange County DPW dated May 5, 2020, the Applicant modified the offsite traffic mitigation plans to include a left turn lane for vehicles traveling westbound on NYS Route 17M and entering the OCDPW facility.

The final plans of the off-site improvements along with the PERM 33 Part 2 have been submitted to NYSDOT and were reviewed and approved by the DOT. Part 3 of the PERM33 was then submitted to the DOT on March 24, 2021 for review.

The Permit cannot be issued by the DOT until the Applicant has selected a site contractor who will be required to provide certificates of insurance, performance bond, etc.

The current offsite traffic mitigation plans include the following:

- Traffic signal modification/upgrade of the signal at NYS Route 17M and 6½ Station Road.
- Left turn lane and deceleration lane for westbound traffic on NYS Route 17M.
- Left turn lane for eastbound traffic on NYS Route 17M.
- Requisite signage for eastbound and westbound traffic along NYS Route 17M.

The Provident Design Engineering Letter to the Planning Board dated July 9, 2021 in **Appendix B.1**, indicates that there is not a significant change from prior approved plans and the proposed mitigation access improvements will offset any impacts to existing roadways.

During a follow up meeting with the Village, County of Orange, and NYSDOT on November 30, 2021 it was acknowledged by the NYSDOT that the proposed traffic mitigation is acceptable and adequate to mitigate any potential future impacts as a result of the proposed action. However, the Applicant was requested to prepare a Traffic Sensitivity Analysis for a more generic end user. The Institute of Transportation Engineers Trip

Generation Rates were applied to an anticipated project to estimate generated traffic as opposed to utilizing the more finite trips determined from an actual end user. *See Appendix B.2*

The Traffic Sensitivity Analysis demonstrates that any incremental traffic impacts associated with the proposed project, are adequately mitigated with the proposed offsite improvements that will be implemented.






C. Impact on Land

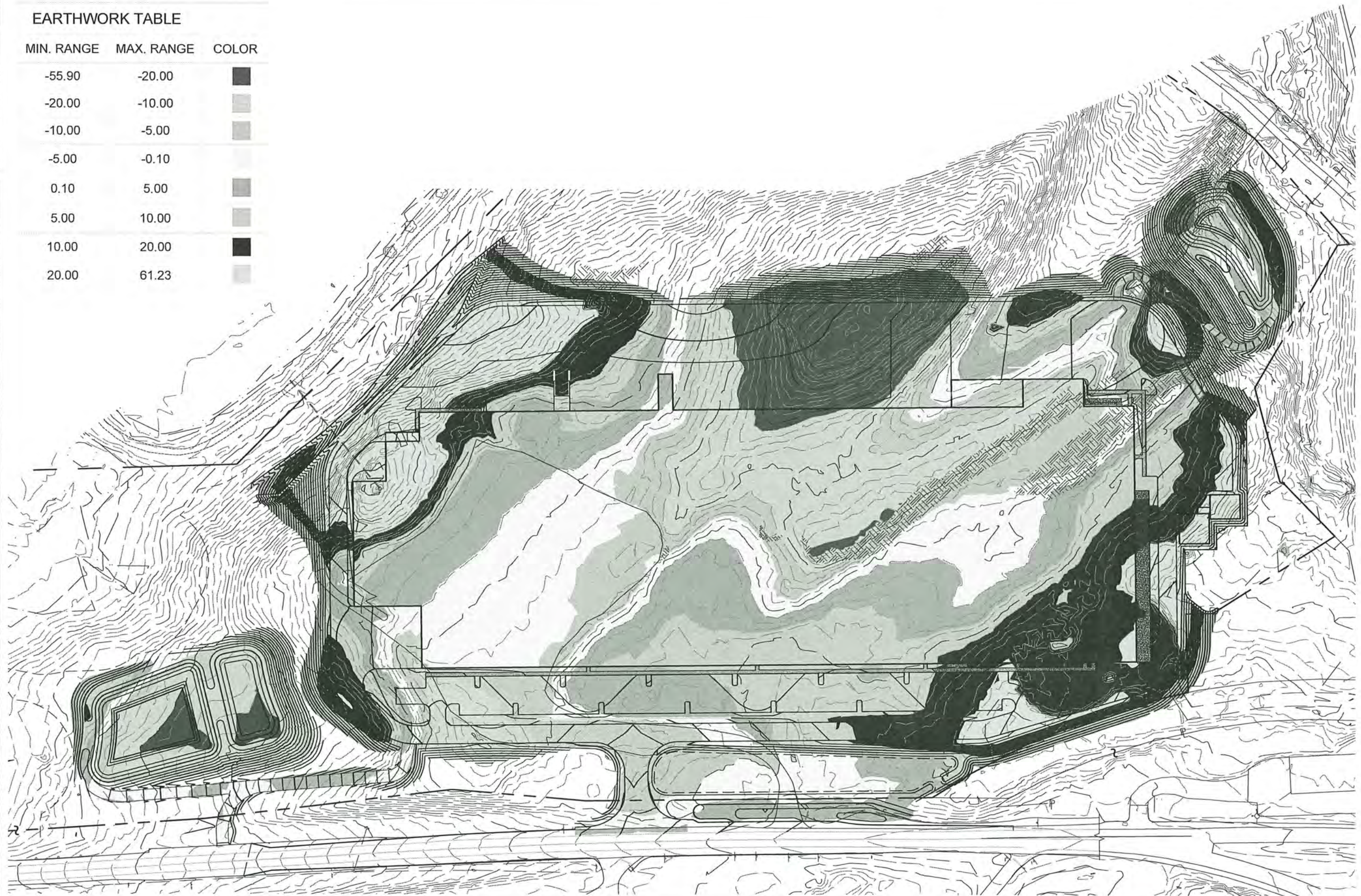
- **Original Findings** - *As indicated in the Full Environmental Assessment Form, Parts 2 and 3, construction of the proposed action may have a potential impact on land in areas of the site where depth to bedrock is exposed or generally within 5' of the existing ground surface. The Project Sponsor will hire a licensed professional blasting specialist. Prior to the start of any blasting, the specialist shall perform a systematic detail inspection to document the pre-blast conditions of all existing adjacent structures. All operations related to blasting shall be performed in accordance with all applicable local, State and federal regulations. The blasting specialist shall be licensed and shall obtain all required permits from the Village of Goshen Building Inspector. The blasting specialist shall provide all certificates of insurance to the Building Inspector prior to any blasting. Prior to blasting, the specialist shall develop an overall blasting plan which will include pre-blast survey of adjoining properties, test blast and seismic readings along property lines, outline notification procedures to adjoining and the Village of Goshen Police Department and Building Department. The plan will also specify the limit of peak particulate velocity and contain the acceptable hours of the day which blasting can occur. The plan shall be designed to maximize protection of workers while also minimizing health and safety impacts to the general public.*
- The Current Application will be subject to the Original Findings regarding blasting.
- *Through design, the proposed plan is a balanced plan with regard to cuts and fills which eliminates the need to export materials off-site. This will reduce truck traffic during construction.*
- The Current Plan will be a balanced plan with regards to cuts and fills which will eliminate the need to export materials off-site. Consistent with the Original Finding, this will reduce truck traffic during construction. (*See Figure 3 Earthwork*)
- *Through design, existing rock outcrops have been avoided to the greatest extent practicable.*
- The Current Development Program will impact existing rock outcrops. However, blasting protocols will be implemented along with Erosion and Sediment Control Plan and SWPPP to minimize any off-site impacts.


The current plan proposes an overall site disturbance of approximately 34.6 acres. Within this area, the trees had been cleared in February and March of 2020 to avoid any impacts to the Indiana bat or Northern Long-eared bat by the previous owner. There is approximately 2.4 Acres of land that will need to be cleared prior to completion of site improvements. It is proposed that approximately 26.6 acres will be impervious which includes buildings, paving and sidewalks. The Current Plan proposes a number of retaining walls. Two walls along the northwesterly corner of the proposed building have been designed and approved on a previous application(s). There is also a wall proposed on the easterly side of the building in

Drawing Name: Z:\1081.0103 - GFI\Site Plan.dwg Date Printed: Sep 08, 2021, 8:05am

EARTHWORK TABLE

MIN. RANGE	MAX. RANGE	COLOR
-55.90	-20.00	
-20.00	-10.00	
-10.00	-5.00	
-5.00	-0.10	
0.10	5.00	
5.00	10.00	
10.00	20.00	
20.00	61.23	



EARTHWORK	ROYAL WINE CORP. 2500 NYS ROUTE 17M VILLAGE OF GOSHEN ORANGE COUNTY, NEW YORK	DATE: SEPT 2021 SCALE: 1"=150'	JOB # 1081.0103 SHEET # F-3	MONTGOMERY OFFICE 71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7727 WWW.BP-PC.COM
				
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the vicinity of the federally regulated wetlands. This wall is being proposed to minimize the extend of wetland impact and will be constructed in two phases with the development of the onsite Pre-Treatment Facility. As noted above, the final design of the site will be a balanced site with regard to cuts and fills.

D. Impact on Surface Waters

- ***No Original Findings.***
- The Project Site contains federally regulated wetlands, isolated wetlands and state regulated wetlands. There is approximately 0.53 acres of federal wetlands and 32.3 acres of state regulated wetlands. The state regulated wetlands also includes 100' adjacent area or buffer which regulates activities within. The state regulated wetlands have been validated July 24, 2019 with an expiration date of July 24, 2024. No disturbance of the state regulated wetlands or adjacent area is being proposed. The Current Plan proposes to disturb approximately 0.09 acres of federally regulated wetlands. In accordance with Specific Condition No.6 of Resolution of Approval of Amended Site Plan for GFI Partners dated March 10, 2021, the Applicant is "subject to all of the terms and conditions of a Nationwide Permit issued by the Army Corp of Engineers, which permit authorizes the limited activities in the areas of the wetlands delineation as shown on the plan". The Applicant shall provide proof of filing (prior to construction) of a Pre-Construction Notification (PCN) with the Corp of Engineers.
- Current Plan is below the threshold for disturbance under Nation Wide Permit No.39.

E. Impact on Open Space and Recreation

- ***Original Findings*** - *The project site is bordered along the northerly property line by the Old Erie Lackawanna Rail right-of-way currently owned by the County of Orange and utilized by the Heritage Trail. North of the rail bed are lands owned by the Orange County Audubon Society referred to as the bird sanctuary. There exists between the proposed facility and the Heritage Trail and bird sanctuary, two existing lagoon ponds that will be owned and maintained by the Village of Goshen. In an effort to mitigate any potential impacts to the Heritage Trail and bird sanctuary, the project has been designed to provide over a 900' vegetative buffer between the proposed building and the Heritage Trail and a 950' vegetative buffer between the proposed building and the lands owned by the Audubon Society.*
- The Proposed Plan will provide a vegetative buffer ranging from 500' to 900' from the proposed building to the Heritage Trail. An existing vegetative buffer of 930+/- will be provided between the proposed building and lands owned by the Audubon Society.
- A Conservation Easement has been filed which protects the westerly portion of the Site over the existing Regulated Wetlands that runs along the northerly property line between the Site and the Heritage Trail. The Conservation Easement prohibits development or site disturbance within the easement in perpetuity. A portion of the easement is between the Heritage Trail and the Project Site.

F. Impact on Wastewater

- **Original Findings** - *The project site is located within the Village of Goshen and is serviced by the Village of Goshen Wastewater Treatment Plant located on adjacent lands to the northeast of the project site. The plant has a full capacity of 2.0 mgd and is currently treating 1.06 mgd based on 2013 readings. Based on this information, there is available capacity of .94 mgd remaining for new development. It is anticipated that on full build-out the project will discharge approximately 110,000 gpd or .11 mgd. The Project Sponsor is proposing an on-site pre-treatment facility to treat industrial discharge prior to the wastewater entering the Village sewer system and eventually the wastewater treatment plant. The pre-treatment facility will utilize a membrane bioreactor (MBR) for pre-treatment. The MBR system will treat the industrial wastewater discharge well below the industrial limits to avoid being subject to a surcharge. The domestic wastewater and industrial wastewater will be separate discharge so as to permit reuse of the industrial sludge waste as a soil amendment by the numerous nearby farms.*
- Wastewater volume for the proposed Goshen facility was estimated based on the combined monthly weighted averages from the existing Royal Wine facilities located in Bayonne, NJ and Marlboro, NY (***See Appendix D***). The Marlboro Crushing facility will be moved to Goshen. There they will process the same volume of grapes that are currently processed in the Marlboro facility. It is anticipated the same number of employees in Marlboro will be employed at the Goshen facility. The Marlboro facility has a visitor's center of similar size as proposed at the Goshen facility. The Bayonne bottling facility and warehouse will be relocated to the Goshen facility. The same number of employees will be employed at the Goshen facility as in Bayonne. The proposed effluent volume will have a seasonal fluctuation in volume and composition due to the crushing season between the months of August-October. It is anticipated that an onsite wastewater pretreatment plant may be implemented to treat industrial effluent prior to discharging into the Village system. The Applicant is currently evaluating the costs and benefits of implementing a pretreatment facility. If required, pH balancing and TSS/BOD (Total Suspended Solids/Biochemical Oxygen Demand) removal would be likely. The final wastewater treatment system will be based on the return on investment and the comparable costs associated with municipal surcharges. Using the combined monthly weighted averages, the estimated wastewater design parameters are as follows:
 - Average daily demand:
 - +/- 66,000 gallons per day
 - +/- 2,927 mg/l TSS
 - +/- 1,612 mg/l BOD
 - Peak daily demand:
 - +/- 134,000 gallons per day
 - +/- 11,530 mg/l TSS
 - +/- 4,180 mg/l BOD
- Wastewater treatment may be implemented at the end of the third year of full operation, and will consist of three phases as follows:
 - Phase I – Initial wastewater discharge will be managed on-site using an installed equalization tank and water quality/quantity metering and a 24-hour

composite sampler. During the first year of operation sampling of wastewater discharge will occur to characterize effluent. This includes seasonal variation in flows and composition including but not limited to pH, BOD and TSS.

- Phase II – This will include the design and permitting of the on-site wastewater pretreatment facility based on flows and effluent characteristics. An Industrial Wastewater Discharge Permit will be obtained from the Village of Goshen.
 - Phase III - This will be the construction and start up of the on-site wastewater pretreatment facility. The Applicant acknowledges that prior to start up, there is a need to have a NYS Licensed operator for the pretreatment facility on board.
- Should onsite wastewater treatment be required or determined to be the best option for handling wastewater at the new facility, the wastewater pretreatment infrastructure will be located to the east of the main facility and will discharge to a southeast municipal sewer. Provisions for a wastewater pretreatment structure and tanks have been shown on the concept drawings.
- If an on-site pretreatment facility is proposed, there will be two (2) discharge pipes from the facility. One for domestic sewage that will discharge directly to the existing sewer collection system and the other will discharge process effluent to the onsite pretreatment facility prior to discharging to the Village sewer system.
- The Applicant and the Village agree to work together on quantity and quality mitigation measures for both water and wastewater that equitably balances the Applicant's operations and the Village's ability to serve.
- Both the Applicant and the Village acknowledge that if the mitigation measures outlined in **H. Water Resources**, below, are implemented, it will result in a wastewater discharge that will likely have a much higher BOD & TSS. The Village has agreed to review current BOD and TSS limit thresholds associated with industrial wastewater as outlined in Chapter 58-Utilities of the Village Code.

G. Site Remediation History

- ***Original Findings*** - *The site was previously used by the Village of Goshen to temporarily store soil excavated from an old abandoned Village landfill that was encountered during the construction of the Village's WWTP. The topsoil was later removed and disposed of in a licensed landfill facility. The New York State Department of Environmental Conservation issued an Order of Consent requiring the Village to properly dispose of the stockpiled soil and adequately remediate the site after removal of the soil. In accordance with the Order of Consent, the Village disposed of the stockpiled soil and completed the requisite remediation measures. The Order was complied with by the Village and lifted by the NYSDEC.*
- The previous Order of Consent issued by NYSDEC was complied with by the Village of Goshen and the order was lifted by the Department. No change in status.

H. Water Resources

- ***Original Findings*** - *The site is serviced by the Village of Goshen water system. The system is currently supplied by two primary water sources; the Village reservoir system and recently connected supply well from the Crystal Run Village well field. Based on approved water takings and the treatment capability, the entire system is approved to*

treat and supply 1.3 mgd for potable water. In 2013, a non-drought year, the Village's average daily demand of was .71 mgd leaving an excess capacity of .59 mgd for future use. The proposed project will initially use approximately 74,000 gpd or .074 mgd during the first phase of operation with a maximum not-to-exceed 200,000 gpd or .2 mgd.

- Water demand for the Goshen facility has been estimated based on combined monthly weighted averages from the existing Marlboro and Bayonne facilities. The Marlboro facility will be moved to Goshen. Goshen will process the same volume of grapes that are processed in Marlboro. The same number of employees will be employed at the Goshen facility as in Bayonne and Marlboro. Estimated water demand is:
 - Average daily demand +/- 81,000 gallons per day.
 - Peak average daily demand +/- 164,000 gallons per day.
- The Goshen facility will be connected to the village of Goshen's municipal water supply. A single water connection to the municipal main will be made to the existing 12" DIP line located southeast of the project site. The main service will provide exterior fire protection via hydrants and will service the building with separate fire suppression and domestic/process use.
- Similar to wastewater there will be seasonal fluctuations in water demand. Peak usage times will be during the bottling season of February-March, Monday-Friday ending at 12:00 pm and limited bottling operations on Sunday. August, September and October are peak grape crushing months and represent the second highest water usage. There will be no Friday or Saturday crushing operations. June and July are the slowest months, as it is ahead of the grape crush and most of the prior year's juice has been processed and bottled. Historically, the Bayonne bottling facility has a two-to-three-week bottling shut down for cleaning and maintenance in July.
- Based on previous filed SEQRA Findings, the Applicant did not anticipate any restrictions on the quantity of water that the Village would allow/provide. Depending on the permitted average and/or peak water allocation from the Village, additional mitigation measures/investments may be required by the Applicant to comply with any water quantity limitations. These measures may be as follows:
 - The Applicant may purchase/install onsite water storage tank(s) that could be filled at off-peak Village water usage hours, and be used to supply water during peak bottling or grape crush activities. Utilization of the stored water will mitigate water demand by shaving off peak demands during production.
 - The Applicant could replace their existing bottling equipment with different equipment that uses less water via recycling; thereby reducing water consumption and reducing wastewater discharge.
- The domestic water available at the new facility may need treatment, such as water softening and carbon filtration. Additional treatment, such as UV, UF and/or RO may be required to meet the water profile desired for production. Additional water quality testing will need to be conducted by the Applicant in the future to determine if the Village's domestic water will need to be treated prior to production.
- The Applicant anticipates that the domestic and process water will be metered individually, to identify use areas and ensure alignment between water used for production and metered wastewater volume.
- The Applicant will continue to peruse discussions with the Village regarding water supply, quantity expectations and water quality.

- The Applicant agrees to work with the Village on quantity and quality mitigation measures for both water and wastewater that equitably balances the Applicant's operations and the Village's ability to serve.

I. Visual Analysis & Aesthetic Resources

- ***No Original Findings.***
- The New York State Department of Environmental Conservation's Program Policy Assessing and Mitigating Visual Impacts has inventoried significant scenic and aesthetic resources of State-wide significance. None of the State identified resources are within close proximity to the Project Site. Similarly, there are no sensitive federally regulated historic, cultural, or aesthetics resources in close proximity to the Site as well.

The NYSDEC states that an "aesthetic impact occurs when there is a detrimental effect on the perceived beauty of a place or structure. Significant aesthetic impacts are those that may cause a diminishment of the public enjoyment or appreciation of an inventoried resource." There will be no significant visual impacts or diminishment of the public enjoyment or appreciation to any State, Federal or local inventoried aesthetic or cultural resources of Town-wide significance. Potential visual impacts will be of a localized nature.

To evaluate village potential impacts to the local viewshed, a Viewshed Analysis was prepared to determine where the building at a partial height of 56' and 46' would be visible within a one mile and 5-mile radius of the site. **Figure 4** is a graphic representation of this Analysis. In addition to the topography/terrain modeling, the existing conditions were also included in the analysis. The existing conditions assume development with a 25' height (structures, roadways and utilities) and existing vegetation with a height of 65'. The result of the Viewshed Analysis illustrates that the building is primarily visible from the westerly side of the site along 6½ Station Road and a small part of Route 17M. Much of the 17M corridor is commercially developed and the northwesterly side of 6½ Station is where the Orange County Jail and 911 Emergency building including communication towers are located.

Figure 5 inventories receptors to be evaluated for potential visual impacts. As noted, there are few resources within the one-mile radius. The Village's Church Park Historic District for the most part is outside of the one-mile radius. As illustrated on the Viewshed Map, the site is not visible from this portion of the Village thus not impacting the Church Park Historic District.

Figure 6 shows the one-mile and five-mile radii from the site. Other than the Church Park Historic District very few resources exist.

Based on the Viewshed Analysis, four (4) views were identified to be further evaluated:

- Vantage Point 1: Intersection of the Heritage Trail and 6½ Station Road looking east.
- Vantage Point 2: Audubon parking area along 6½ Station Road looking east.
- Vantage Point 3: Intersection of Wells Farm Road and 6½ Station Road looking east.
- Vantage Point 4: John S. Burke High School looking south.

Based on the results of the Viewshed Analysis conducted, it is the Applicant's opinion that the potential visual impacts are local in nature and do not impact any cultural, historical or aesthetic resources. However, the following mitigation measures are being proposed:

- Conservation Easement over a significant portion of the project site restricting future development (previously filed) to preserve these onsite resources in perpetuity.
- As noted above, existing vegetative buffers will be maintained along the northerly and portions of the site to screen the proposed building from the Heritage Trail and lands owned by the Audubon Society to the greatest extent practicable.
- All utilities will be installed underground.
- Implementation of a robust landscaping plan.
- All site lighting fixtures shall meet IDA, LEED or Green Globes for Nighttime Friendly.







Appendix A
Full Environmental Assessment Form Part 1

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Goshen Developer JV LLC		
Project Location (describe, and attach a general location map): 2500 Route 17M Goshen		
Brief Description of Proposed Action (include purpose or need): The action is to amend previously approved site plan which was granted to construct an approximately 635,051 square foot distribution warehouse and office on a parcel of land consisting of 83.10 acres located in the Industrial Park (IP) Zone in the Village of Goshen. The site has access via State Route 17M and will be serviced by Village sewer and Village water. Other site features include visitors center and tasting room, trailer parking, employee parking, landscaping, lighting and requisite stormwater management facilities. See attached for further information.		
Name of Applicant/Sponsor: Goshen Developer JV LLC	Telephone: 845-294-0558	
	E-Mail: eanda@espositoandassociates.net	
Address: 133 Pearl Street		
City/PO: Boston	State: MA	Zip Code: 02110
Project Contact (if not same as sponsor; give name and title/role): Steven T. Esposito, RLA - Agent	Telephone: 845-294-0558	
	E-Mail: eanda@espositoandassociates.net	
Address: 262 Greenwich Avenue, Suite B		
City/PO: Goshen	State: NY	Zip Code: 10924
Property Owner (if not same as sponsor): Goshen Property Owner, LLC	Telephone: 845-294-0558	
	E-Mail: eand@espositoandassociates.net	
Address: 133 Pearl Street		
City/PO: Boston	State: MA	Zip Code: 02110

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Bonding, MS4 Acceptance, SW Maintenance Agreement & Sewer/Water Connection Permit	TBD
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Village of Goshen Planning Board - Amended Site Plan & SEQRA Consistency	May 11, 2021
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		TBD
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	OCDOP-239 GML Review; OCDPW-239 GML Review	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDOT - PERM33 Curb Cut & Utility Work NYSDEC - Wetlands Delineation	Pending Completed 7/24/19
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ACOE - Wetlands Delineation (by V/Goshen) & NWP-39, ACOE - PNC	Completed TBD
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
<hr/> <hr/> <hr/>	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
<hr/> <hr/> <hr/>	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

Industrial Park

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Goshen Central School District

b. What police or other public protection forces serve the project site?

Village of Goshen Police Department, State Police for special assistance

c. Which fire protection and emergency medical services serve the project site?

Goshen Fire Department

d. What parks serve the project site?

Village & Town Joint Recreation Parks

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Fully enclosed warehouse and distribution.

b. a. Total acreage of the site of the proposed action? 83.1 acres

b. Total acreage to be physically disturbed? 33.5 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 83.1 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 24 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses?

☐ Yes ☒ No

If Yes, show numbers of units proposed.

One Family

Two Family

Three Family

Multiple Family (four or more)

Initial Phase

At completion

of all phases

g. Does the proposed action include new non-residential construction (including expansions)?

☒ Yes ☐ No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 56 height; 426 width; and 1,310 length

iii. Approximate extent of building space to be heated or cooled: 400,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

☐ Yes ☒ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☒ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): ACOE Wetland E- 0.07 Acres

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
The Proposed Action will place fill and a portion of a retaining wall within the wetland and will disturb approximately 4,000 sf or 0.09 acres.

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☒ No

If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☒ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ 164K peak; 81K avg. gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No

If Yes:

- Name of district or service area: Village of Goshen Public Water Supply
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: 134K peak; 66K avg. gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Village of Goshen Wastewater Treatment Plant (WWTP)
- Name of district: Village of Goshen
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes:	
<ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans): _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	
If Yes:	
i. How much impervious surface will the project create in relation to total size of project parcel?	
_____ Square feet or <u>26.6</u> acres (impervious surface)	
_____ Square feet or <u>83.1</u> acres (parcel size)	
ii. Describe types of new point sources. <u>Building roofs, parking and truck loading areas</u>	
iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____	
<u>To on-site SW management facilities with ultimate discharge off site to intermittent stream tributary to the Rio Grande aka Cheechunk Creek.</u>	
<ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ <u>Rio Grande and NYSDEC & ACOE wetlands</u> • Will stormwater runoff flow to adjacent properties? _____ 	
iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____	
If Yes, identify:	
i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ <u>Employee Automobiles and Delivery & Distribution Vehicles.</u>	
ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ <u>Temporary electrical generators and temporary heaters.</u>	
iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ <u>Heating and cooling (HVAC) equipment.</u>	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
If Yes:	
i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____	
ii. In addition to emissions as calculated in the application, the project will generate:	
<ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☒ Yes ☐ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☒ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____ varies-average 50

iii. Parking spaces: Existing _____ 0 Proposed _____ 494 Net increase/decrease _____ 494

iv. Does the proposed action include any shared use parking? ☐ Yes ☒ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
It is anticipated that deceleration and acceleration lanes will be installed along the westbound side of NYS Route 17M. Left turn lanes are proposed to be installed on the eastbound and westbound lanes of NYS Route 17M.

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☒ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☒ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☒ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
568,000 KWh/year

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Public utility purveyors of gas and electric

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐ Yes ☒ No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____ 7:00 am - 9:00 pm
- Saturday: _____ 8:00 am - 9:00 pm
- Sunday: _____ 8:00 am - 9:00 pm
- Holidays: _____ 8:00 am - 9:00 pm

ii. During Operations:

- Monday - Friday: _____ Varies-Seasonal
- Saturday: _____ Varies-Seasonal
- Sunday: _____ Varies-Seasonal
- Holidays: _____ Varies-Seasonal

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:
The Site is bordered by 2 heavily traveled State highways. It is not anticipated during operations that noise generated at the Site will exceed ambient noise levels. During construction noise levels may exceed existing ambient noise levels. Construction noise is temporary and will occur M-S.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No
Describe: _____

n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
See Site Plan.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No
Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No

If Yes:

i. Describe proposed treatment(s): _____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ 2.4 tons per _____ week (unit of time)
- Operation: _____ 2.8 tons per _____ month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Existing natural materials (wood chips, rocks, top soil) will remain on-site for re-use. Building scraps/materials will be collected for recycling with local salvager.
- Operation: Recyclables including cardboard, paper, glass and metal will be collected and recycled with a local salvager.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Re-use of natural materials on-site, collection and recycle of building materials, other waste will be carted and disposed of in a licensed landfill facility.
- Operation: Trash generated during operations will be compacted and disposed of in a licensed landfill facility. During harvest/grape crushing operation (Aug-Oct), pomace, seeds and filtering agents will be collected and disposed of off site at a licensed facility.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

• _____ Tons/month, if transfer or other non-combustion/thermal treatment, or

• _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☒ Industrial ☒ Commercial ☐ Residential (suburban) ☒ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

Adjacent to OCPDW, auto body shop, Village of Goshen WWTP and is within the Industrial Park Zoning District.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	26.6	+26.6
• Forested	40.2	12.8	-27.4
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	9.2	0	-9.2
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	32.4	32.3	-.1
• Non-vegetated (bare rock, earth or fill)	1.3	0	-1.3
• Other Describe: <u>Landscape, Lawn & Stormwater Management</u>	0	11.2	+11.2

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☒ Yes ☐ No
If Yes:
i. Has the facility been formally closed? ☒ Yes ☐ No
• If yes, cite sources/documentation: Village of Goshen completed requirements of the Order of Consent issued by NYSDEC
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:
The site was used to temporarily store soil excavated from an old abandoned Village landfill during the construction of the Village's WWTP. The soil was later removed and disposed of in a licensed landfill facility.
iii. Describe any development constraints due to the prior solid waste activities: _____
None

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 0-6 feet

b. Are there bedrock outcroppings on the project site? ☒ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 1.8 %

c. Predominant soil type(s) present on project site:

Madalin Silt Loam	48 %
Mardin Gravelly Silt Loam	31 %
Bath-Nassau & Nassau Outcrop	21 %

d. What is the average depth to the water table on the project site? Average: _____ 0-6 feet

e. Drainage status of project site soils: ☒ Well Drained: _____ 34 % of site
☒ Moderately Well Drained: _____ 42 % of site
☒ Poorly Drained _____ 24 % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ 58 % of site
☒ 10-15%: _____ 15 % of site
☒ 15% or greater: _____ 27 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☒ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No
If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 855.5-195 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... NYS Wetland (in a...
- Wetland No. (if regulated by DEC) GO-33

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☒ Yes ☐ No

j. Is the project site in the 100 year Floodplain? ☒ Yes ☐ No

k. Is the project site in the 500 year Floodplain? ☒ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No
If Yes:
i. Name of aquifer: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="border-bottom: 1px solid black; width: 33%;">squirrels</td> <td style="border-bottom: 1px solid black; width: 33%;">deer</td> <td style="border-bottom: 1px solid black; width: 33%;">songbirds</td> </tr> <tr> <td style="border-bottom: 1px solid black;">woodchucks</td> <td style="border-bottom: 1px solid black;">chipmunks</td> <td style="border-bottom: 1px solid black;">rabbits</td> </tr> </table>	squirrels	deer	songbirds	woodchucks	chipmunks	rabbits	
squirrels	deer	songbirds					
woodchucks	chipmunks	rabbits					
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 							
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>							
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>							
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>							
<p>E.3. Designated Public Resources On or Near Project Site</p>							
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>							
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>							
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>							
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>							

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?

☐ Yes ☒ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?

☒ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site?

☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?

☒ Yes ☐ No

If Yes:

i. Identify resource: Adjacent to Lands of the Orange County Audubon Society & Orange County Heritage Trail

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): bird sanctuary

iii. Distance between project and resource: _____ 1/4 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?

☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

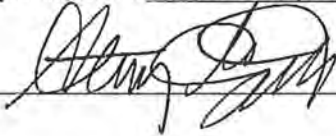
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Goshen Developer JV LLC

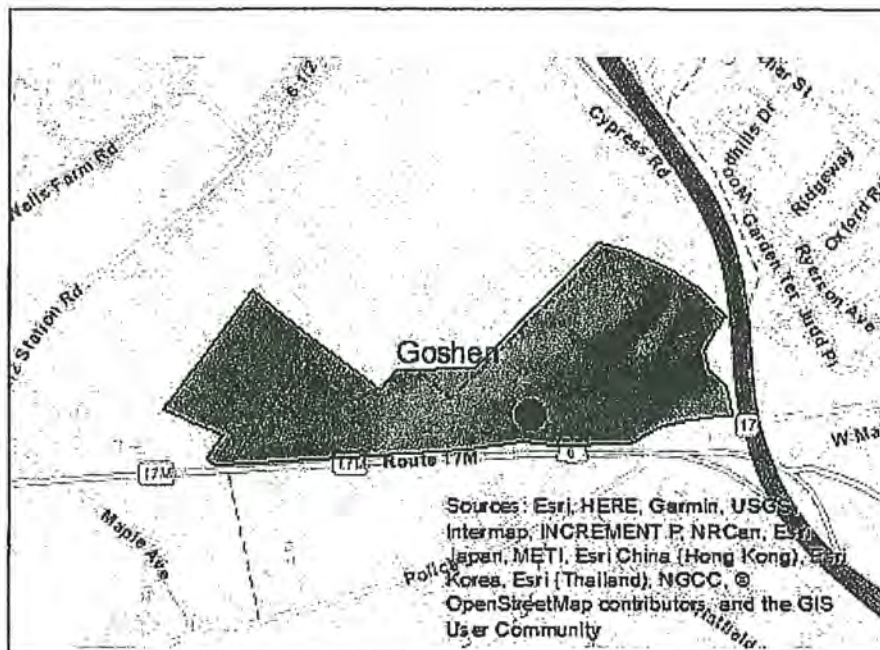
Date May 11, 2021 Rev. July 13, 2021

Signature



Title Steven T. Esposito, RLA, Agent

EAF Mapper Summary Report



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.ii [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	855.5-195
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):194.7
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	GO-33
E.2.h.v [Impaired Water Bodies]	No

E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Appendix B.1
Provident Design Engineering Letter
to the Planning Board
Dated July 12, 2021

July 12, 2021

Ms. Elaine McClung, Chairperson and the
Village of Goshen Planning Board
276 Main Street
Goshen, NY 0924

RE: GFI Partners aka Goshen Developer JV, LLC – Amended Overall Plan
Tax Map 117-1-122
NYS Route 17M, Village of Goshen, Orange County, NY

Dear Ms. McClung and Members of the Planning Board:

Provident Design Engineering, PLLC (PDE), a licensed Professional Engineering Firm in the State of New York, has conducted a Traffic and Parking Analysis for the above-referenced Application. The purpose of the analysis is to determine whether the State Environmental Quality Review Act (SEQRA) thresholds, with respect to Traffic and Parking, have substantially changed to a point that would warrant a further “hard look” to determine any potential adverse environmental impacts.

The original Site Plan proposed a 500,000 square foot (sf) Warehouse Use with no defined end user. The Amended Site Plan proposes a 635,051 sf building to accommodate a Royal Wines Warehouse/Production facility. The proposed Project would consolidate operations from outlying Royal Wines facilities in the area to provide a more efficient overall operation. Since the end user is defined and is currently operating in the area at other facilities, the amount of employee and trucking activity can be accurately quantified from actual operations, as opposed to relying upon Institute of Transportation Engineers (ITE) estimated traffic and parking rates. It is noted that the proposed facility will also have a Visitors Center, which will generate minimal traffic, based upon existing operations at other Royal Wines Visitors Centers. Operations at the facility experience a slight increase in staffing and trucking activity for an approximate 6-to-8-week period in the fall, during the Grape Harvest Season.

The following provides a summary of operations anticipated at the proposed facility:

Hours of Operation

- Warehouse/Production:
 - 8:00 AM to 6:00 PM Sunday through Thursday
 - 8:00 AM to 12:00 PM Friday
 - Closed Saturday

- Visitors Center:
 - 10:00 AM to 8:00 PM Sunday through Thursday
 - 10:00 AM to 12:00 PM Friday
 - Closed Saturday

Employees

- Full-time: 100
- Harvest Day Shift (Part-time): 15
- Harvest Night Shift (Part-time): 5

Traffic

- Average Trucks: 50 trucks per day Monday through Friday
- Peak Harvest Trucks: Additional 25 trucks per day Sunday through Thursday
- Visitors Center: 100 visitors per day
- Buses: 2 per week

The following Table provides a Trip Generation summary based upon actual anticipated operations:

TABLE NO. 1 TRIP GENERATION COMPARISON TABLE						
	AM Peak Hour			PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total
Truck Trips	4	4	8	4	4	8
Employee Trips	72	3	75	3	72	75
Visitors Center Trips	0	0	0	10	10	20
Total	76	7	83	17	86	103
<i>Approved 500,000 sf Warehouse</i>	<i>66</i>	<i>20</i>	<i>86</i>	<i>24</i>	<i>64</i>	<i>88</i>
<i>Incremental Change in Trips</i>	<i>+10</i>	<i>-13</i>	<i>-3</i>	<i>-7</i>	<i>+22</i>	<i>+15</i>

Notes:

1. Peak Hour Truck Trips assumed to be 5% of total truck trips during Peak Harvest Season.
2. Peak Hour Employee Trips arriving/departing during peak hours assumed to be 75% of total employees during Peak Harvest Season with a 1.2 vehicle occupancy rate.
3. Peak Hour Visitors Center Trips assumed to be 20% of total visitors at a 2.0 vehicle occupancy rate. Visitors Center is closed during Peak AM Hour.

As can be seen in Table No. 1, the estimated number of vehicular trips, based upon actual anticipated operations will result in a net decrease in total trips during the Peak AM Hour and only a 15-vehicle increase, during the Peak PM Hour. This change in vehicular trips during the Peak Hours does not represent a significant change from the prior approved use and any

mitigation and access improvements would continue to offset any adverse environmental impacts with respect to traffic. It should also be noted that the proposed Project will not be in operations during Friday afternoons/evenings and Saturdays when traffic volumes are historically higher in the area during the Peak Summer travel periods.

The proposed Project will provide a total of 271 parking spaces with the provision of an additional 223 land-banked parking spaces. The following Table outlines anticipated Peak Parking Demand based upon actual anticipated operations:

TABLE NO. 2 PEAK PARKING DEMAND SUMMARY TABLE	
Truck Parking	38 spaces
Employee Parking	96 spaces
Visitors Center Parking	10 spaces
Total	144 spaces

Notes:

1. Peak Truck Parking Demand assumed 50% parking for the maximum trucks during Peak Harvest Season.
2. Peak Employee Parking Demand assumed parking for total employees during Peak Harvest Season with a 1.2 vehicle occupancy rate.
3. Peak Visitors Center Parking Demand assumed for 20% of total visitors on site at any one time at a 2.0 vehicle occupancy rate.

As can be seen in the Table above, the 271 parking spaces to be provided will be more than adequate to support the proposed Project.

Based on the foregoing, it is the professional opinion of Provident Design Engineering, PLLC that the Amended Site Plan will not result in a significant change with respect to traffic and parking and all prior off-site and access improvements previously proposed will continue to offset any adverse environmental traffic impacts. Additionally, the parking to be provided will be more than adequate to support the proposed Project.

Very truly yours,

Provident Design Engineering, PLLC

Carlito Holt

Carlito Holt, P.E., PTOE
Managing Partner

Appendix B.2
DTS-Provident Letter
to the Planning Board
Dated December 14,2021

December 14, 2021

Village of Goshen Planning Board
276 Main Street
Goshen, NY 10924
ATTN: Mrs. Elaine McClung, Chairperson

RE: W.O. # 1081.0103
GFI PARTNERS aka GOSHEN DEVELOPER JV, LLC
Traffic Sensitivity Analysis

Dear Mrs. McClung,

DTS Provident Design Engineering, LLP (DTS Provident) has prepared this letter to outline the findings of a Traffic Sensitivity Analysis performed for the above-referenced Application. This Traffic Sensitivity Analysis is based upon a meeting held with representatives of the Village, Orange County and New York State Department of Transportation (NYSDOT). The purpose of the Traffic Sensitivity Analysis was to consider the Proposed Project for a more generic end user and apply Institute of Transportation Engineers (ITE) Trip Generation Rates to project anticipated Project-generated traffic as opposed to the more finite rates determined from the actual end user.

Based on the foregoing, Trip Generation Estimates were calculated for the different components of the proposed building utilizing ITE Land Use Code 150 (Warehouse), ITE Land Use Code 140 (Manufacturing) and ITE Land Use Code 710 (Office). The Visitors Center Trip Generation was estimated using the same methodology as in the original July 12, 2021 letter, since this use does not have an applicable ITE Land Use per its actual operations. The following Table summarizes the Sensitivity Analysis Trip Generation (detailed Trip Generation Table is contained in Attachment A):

Table 1					
Trip Generation Summary Table – Royal Wines Traffic Sensitivity Analysis					
Peak AM Hour			Peak PM Hour		
Enter	Exit	Total	Enter	Exit	Total
142	38	180	56	148	204

The Traffic Sensitivity Analysis Project-generated Trips were assigned to the roadway network utilizing the same trip distributions as the original study. These trips were combined with the previously established No-Build Traffic Volumes to form the Sensitivity Analysis Build Traffic Volumes. Traffic Volume Figures are contained in Attachment B.

Utilizing the Sensitivity Analysis Build Traffic Volumes, updated Capacity Analyses were performed. The updated analyses also included revisions to the traffic signal timings at the intersection of Route 17M and Maple Avenue/6 ½ Station Road. This was based upon traffic signal timings recorded in the field along with observed queues at the intersection.

The Level of Service Summary Tables for the Traffic Sensitivity Analysis are contained in Attachment C. Detailed Capacity Analysis Worksheets are contained in Attachment D. As can be seen in the Tables lengthier delays are now reflected under the No-Build Conditions at the intersection of Route 17M and Maple Avenue/6 ½ Station Road. The lengthier delays are due to the failing vehicle loop detectors at the intersection. The actuated system is proposed to be upgraded as part of the Proposed Project, which will allow the intersection to operate at better than No-Build Conditions under the Build with Improvement Condition. It is also noted that the utilization of the higher traffic volumes in the Sensitivity Analysis will result in some delays on the exiting movement from the Proposed Project. Any delays will be internal to the site and will not impact traffic travelling along the area roadway network. Additionally, the actual traffic volumes for the Proposed Project will be substantially lower than analyzed in the Sensitivity Analysis. Therefore, these delays will likely never be realized.

Based on the foregoing, it is the professional opinion of DTS Provident Design Engineering, LLP that the Traffic Sensitivity Analysis still demonstrates that any incremental traffic impacts associated with the Proposed Project are adequately mitigated with the traffic improvements to be implemented.

Should you wish to discuss any aspect of this letter, please do not hesitate to contact me at 914.559.6793 or via email at cholt@dtspProvident.com.

Very Truly Yours

DTS Provident Design Engineering, LLP

Carlito Holt

Carlito Holt P.E., PTOE
Partner

cc: Lance Gorney, P.E. – NYSDOT
Philip Greal, P.E. – Colliers Engineering
Kristen O'Donnell – Lanc & Tully
Dave Donovan - Dickover, Donnelly, & Donovan, LLP
Jacqueline Bart – GFI

Appendix C
Collier Engineering Letter
dated
July 27, 2021

July 27, 2021

Ms. Elaine McClung, Chairperson
Village of Goshen Planning Board
276 Main Street
Goshen, NY 10924

GFI/Kedem Wines NYS Route 17M Village of Goshen, New York
Colliers Engineering & Design Project No. 17007409B

Dear Ms. McClung and Members of the Planning Board:

We have received a copy of the site plans prepared by Engineering & Surveying Properties and the letter prepared by Provident Design Engineering (PDE) dated July 12, 2021 for the above referenced project. Based upon our review of the information, we have the following comments:

1. Background

This site was the subject of a detailed traffic study, which we had reviewed and commented on previously in our review letter dated October 17, 2018. As a result of our review, the Applicant advanced plans for construction of improvements along NYS Route 17M to accommodate turning vehicles entering and exiting the site. These improvement plans were advanced and were reviewed by the New York State Department of Transportation (NYSDOT). It is our understanding that the permits were ready to be issued for the improvements and driveway connection to NYS Route 17M.

2. Trip Generation

Specific to the PDE letter, the additional traffic generation of the larger building (635,051 square feet) versus the previously analyzed 500,000 square foot facility would generate similar volumes of traffic based on the proposed end user. Note that during the AM Peak Hour, there would be slightly fewer trips and during the PM Peak Hour there would be a net increase of approximately 15 trips, including the truck trips. Based on this information, it is not anticipated that this use would be a significant change from the original analysis prepared for the site.

3. Parking

The PDE study provided information relative to anticipated parking conditions at the site. The site plan shows a total of 144 proposed parking spaces, including 38 truck spaces. Based upon a review of the parking provided, it appears that adequate onsite parking will be available to accommodate the peak demands. Note that as indicated on the site plan set, there are also areas shown for potential additional parking, i.e., land banked parking, for up to 134 additional spaces in the northeast portion of the site and 89 land banked spaces in the western area. Based on the proposed use, it is not anticipated that these spaces will all be required however, the provision of this area, especially to accommodate peak conditions,

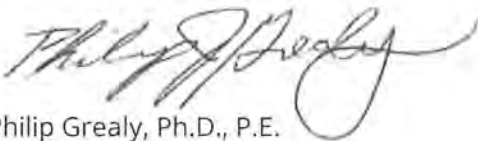
should be included in any site plan approval. If any of this area would be required in the future, the Village could then advance this if necessary. The area in the northeast portion of the site is likely the most useable area in terms of access to the building and employee areas.

4. NYSDOT PEL Study Impacts

The NYSDOT is in the process of completing the NYS Route 17 Planning Environmental Linkage Study (PEL). As part of that evaluation, the Department is investigating several access alternatives that could affect the area and this portion of NYS Route 17M. The scenarios include modifying the accessibility to and from the Village area from this part of NYS Route 17M. We would recommend that the Applicant contact NYSDOT to discuss the status of these alternatives and any significant impacts they may have on the development of the property.

Sincerely,

Colliers Engineering & Design CT, P.C.
(DBA Maser Consulting Engineering & Land Surveying)



Philip Grealy, Ph.D., P.E.
Geographic Discipline Leader

Appendix D

Existing Waste Water Data

NY plant			NJ plant			Combined Monthly		Month	Notes
eff. total monthly flow (gal.)	avg BOD mg/L	avg TSS mg/L	total monthly flow	avg BOD mg/L	avg TSS mg/L	Weighted Average BOD mg/l	Weighted Average TSS mg/l		
128,566	5,665	178	n/a	n/a	n/a	n/a	n/a	Jan-19	
51,988	5,300	890	n/a	n/a	n/a	n/a	n/a	Feb-19	
9,473	8,200	2400	n/a	n/a	n/a	n/a	n/a	Mar-19	
110,214	5,200	670	n/a	n/a	n/a	n/a	n/a	Apr-19	
83,096	3,400	450	n/a	n/a	n/a	n/a	n/a	May-19	
107,376	8,000	440	n/a	n/a	n/a	n/a	n/a	Jun-19	
141,811	7,700	520	n/a	n/a	n/a	n/a	n/a	Jul-19	
101,251	3,800	250	n/a	n/a	n/a	n/a	n/a	Aug-19	
130,360	3,700	310	n/a	n/a	n/a	n/a	n/a	Sep-19	
234,807	8,800	620	n/a	n/a	n/a	n/a	n/a	Oct-19	
190,784	3,400	470	n/a	n/a	n/a	n/a	n/a	Nov-19	
76,452	6,300	750	610,844	905	109	1,505	1,034	Dec-19	
1,366,178	5,800	706	n/a	n/a	n/a	n/a	n/a	Avg./Mo.	
Total Flow	Average	Average	Total Flow	Average	Average	Average	Average		
111,410	6,300	460	795,492	1,600	51	2,177	768	Jan-20	<*BOD - one sample for NJ plant was above detectible limit>6670 used to find average
118,700	9,700	780	1,224,178	3,645	27	4,180	1,049	Feb-20	
56,517	9,119	6,205	1,286,603	1,165	48	1,500	3,434	Mar-20	
96,453	5,783	1,732	489,056	1,925	198	2,561	2,201	Apr-20	
106,785	6,200	320	821,358	762	46	1,387	603	May-20	
109,807	8,600	640	983,667	673	250	1,469	2,633	Jun-20	
75,371	8,563	1,344	1,375,467	415	78	838	1,740	Jul-20	
122,381	4,226	646	2,010,441	250	41	478	1,347	Aug-20	
277,916	5,900	3200	1,856,031	145	4	895	7,474	Sep-20	
152,337	4,100	8100	1,428,576	358	104	718	11,530	Oct-20	
188,268	5,100	800	1,039,404	690	61	1,366	1,781	Nov-20	
133,769	5,700	310	926,767	1,215	29	1,781	566	Dec-20	
1,549,714	6,450	1,826	14,237,040	1,070	78	1,612	2,927	Avg./Mo.	
Total Flow	Average	Average	Total Flow	Average	Average	Average	Average		
114,887	6,600	940	797,072	1,085	38	1,780	1,153	Jan-21	
n/a	n/a	n/a		890	259	n/a	n/a	Feb-21	

overall notes-

* NY plant data does not include hauled liquid before process, it was also calculated using effluent meter data

* NJ plant based on avg. of sampling that occurred 20 days a month- 4 days a week

	- Missing back-up data
	- Estimated values based on comparative averages between 2019 and 2020.

Appendix C

Site Plans

Appendix C

Site Plans

GENERAL NOTES

1. THE MAP IDENTIFICATION NUMBER, SECTION 117 BLOCK 1 LOT 1-22.
2. TOTAL AREA OF SUBJECT PARCEL: 81.86 ACRES.
3. BOUNDARY AND PLANNING INFORMATION TAKEN FROM A MAP ENTITLED "SURVEY AND LOT LINES CHANGE MAP PREPARED FOR VILLAGE OF GOSHEN AND KANDY PROPOSAL, LLC DATED FEBRUARY 11, 2024 AS PREPARED BY LANCE & TULLY ENGINEERING & SURVEYING P.C.
4. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES PC FROM USGS 10' HYDRO-PLATTED DIGITAL ELEVATION MODELS (DEM) AS DERIVED FROM 3D TOPOGRAPHIC DATA. THE DEM WERE PROVIDED BY NYSDOT AND VERIFIED WITH ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
5. OWNER: GOSHEN PROPERTY OWNER, LLC 133 REAL STREET, SUITE 305 BOSTON, MA 02110
6. APPLICANT: GOSHEN DEVELOPER, JV, LLC 133 REAL STREET, SUITE 305 BOSTON, MA 02110
7. A VARIANCE WAS GRANTED ON NOVEMBER 27, 2014 ALLOWING DIRECT ACCESS TO A STATE HIGHWAY WITHIN THE P ZONE.
8. THE VILLAGE BOARD, AT THEIR OCTOBER 27, 2014 MEETING, ADOPTED LOCAL LAW NO. 4 OF 2014 WHICH AMENDED THE ZONING MAP OF THE VILLAGE OF GOSHEN TO PROVIDE THAT THE PORTION OF THE PROJECT SITE ADJACENT TO THE VILLAGE OF GOSHEN FROM THE TOWN OF GOSHEN PURSUANT TO LOCAL LAW NO. 8 OF 2014 BE RECLASSIFIED FROM RURAL RESIDENTIAL (RR) TO INDUSTRIAL PLAN (P).
9. BUSINESS AND OPERATIONAL SIGNS SHALL BE IN CONFORMANCE WITH VILLAGE OF GOSHEN ZONING ARTICLE 19. HIGHWAY SEPARATE PLANS OF THESE SIGNS WILL BE SUBMITTED TO THE VILLAGE OF GOSHEN BUILDING INSPECTOR AT A LATER DATE.
10. THE POSTED SPEED LIMIT ALONG NY ROUTE 17M IN THE VICINITY OF THE PROJECT AREA IS 35 MILES PER HOUR (MPH).
11. A HIGHWAY WORK PERMIT FOR ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE OBTAINED PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY.
12. THE CONSERVATION EASEMENT ASSOCIATED WITH THE GREEN INFRASTRUCTURE REQUIREMENT OF THE NYSDOT SPDES PERMIT FOR TREATMENT DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES, WAS FILED IN THE GOSHEN COUNTY CLERK'S OFFICE AS SPECIFIED ON FILED MAP #18-25 AND RECORDED IN BOOK 1475 ON PAGE 234.
13. ALL CONSTRUCTION WITHIN EROSION CONTROL SHALL REFER TO DESIGN PLANS BY PROVIDENT DESIGN ENGINEERING FOR THE EROSION CONTROL MEASURES.
14. ALL WATER PIPE, FITTINGS AND FITTINGS MUST COMPLY WITH THE FEDERAL "SAFE DRINKING WATER ACT" SECTION 1417 WHICH REQUIRES ALL SURFACES IN CONTACT WITH POTABLE WATER CONTAINING MORE THAN 0.2% LEAD BY WEIGHT.
15. DISTURBANCE OF ROCK OUTCROPS SHALL BE BY MEANS OF EXPLOSIVES ONLY IF LARON AND MACHINES ARE NOT EFFECTIVE AND ONLY IF ROCK BLASTING IS CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS OF THE VILLAGE OF GOSHEN AND THE STATE OF NEW YORK.
16. DUE TO THE PROXIMITY OF THE PROJECT SITE TO A KNOWN BEDOAH BAT HIBERNICULUM, POTENTIAL BEDOAH BAT ROOSTS SHALL ONLY BE CUT AND REMOVED DURING KNOWN HIBERNATION MONTHS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 1ST.
17. BUILDING FIRE DEPARTMENT STAND PIPE LOCATIONS TO BE DETERMINED PRIOR TO ISSUANCE OF A BUILDING PERMIT UPON COMPLETION OF ARCHITECTURAL, FLOOR PLANS AND IN CONSULTATION WITH THE GOSHEN FIRE DEPARTMENT CHIEF.
18. THIS PROJECT HAS INDICATED THE INTENT TO PROVIDE DISCRETE FIRE FIGHT BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS MEETING NFPA REQUIREMENTS, AND IS THEREFORE EXEMPT FROM THE MINIMUM FLOORING REQUIREMENTS OF THE BUILDINGS SERVICES OFFICE (BSO). THE PROPOSED SPRINKLER SYSTEM DESIGN HAS NOT BEEN VALIDATED BY THE GOSHEN COUNTY DEPARTMENT OF HEALTH FOR COMPLIANCE WITH NFPA REQUIREMENTS.
19. INTERIOR PARTITIONS AND DIVIDES ALONG WITH AREA LABELS ARE FOR PLANNING PURPOSES ONLY AND SHALL NOT BE HELD UPON FOR FINAL LOCATIONS DURING CONSTRUCTION. REFER TO ALL ARCHITECTURAL DRAWINGS FOR INTERIOR BUILDING LAYOUT AND DESIGN.
20. THE OWNERS OF THE PROPERTY AND ITS SUCCESSORS SHALL BE REQUIRED TO INSTALL ALL OR A PORTION OF THE BARRIERS PARKING SPACES IN ACCORDANCE WITH THE PLANNING DETAILS CONTAINED HEREIN WITHIN 140 DAYS UPON NOTIFICATION BY THE VILLAGE OF GOSHEN BUILDING INSPECTOR.
21. SHOW STOPPAGES SHALL NOT BE CHECKED OVERTOP ANY CATCH BASIN (ESPECIALLY IN PARKING LOT CORNERS).
22. THE OPERATION OF ANY WASTEWATER TREATMENT FACILITY SHALL BE PERFORMED BY A OPERATOR LICENSED IN THE STATE OF NEW YORK AND QUALIFIED FOR THE PRE-TREATMENT DESIGN.
23. THE STEWART DISCHARGE FOR THE PROCESS WASTE FROM THE SITE REQUIRES AN INDUSTRIAL PERMIT FROM THE VILLAGE OF GOSHEN.
24. ALL SUBMITTALS FOR MATERIALS SHALL BE SUBMITTED FOR REVIEW BY THE VILLAGE ENGINEER AND SPV SUPERVISOR/INSPECTOR.
25. CONTRACTOR SHALL OBTAIN ALL NECESSARY UTILITY AND EXCAVATION PERMITS FROM THE VILLAGE OF GOSHEN PRIOR TO START OF WORK.
26. GRADE CONTROL DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO FIVE (5) YEARS. TIME EXTENSION FOR PLAN APPROVAL MAY BE GRANTED BY THE GOSHEN COUNTY DEPARTMENT OF HEALTH BASED UPON DEVELOPMENT FACTS AND ANY NEW REGULATIONS, OR GUIDANCE, IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
27. BIG SAFETY NEW YORK MUST BE CONTACTED PRIOR TO ANY EXCAVATION OR DEMOLITION. DIAL 811 OR WWW.DIGSAFE.NY.GOV

BULK REQUIREMENTS

VILLAGE OF GOSHEN - ZONING DISTRICT IP PROPOSED USE: WAREHOUSE (USE: K)			
MINIMUM BULK REQUIREMENTS		PROPOSED	
LOT AREA	3 ACRES	81.86 ACRES	
STREET FRONTAGE	200 FEET	3,161.1 FEET	
LOT WIDTH	120 FEET	3,218.2 FEET	
LOT DEPTH	120 FEET	1004.3 FEET	
FRONT YARD	30 FEET	221.4 FEET	
REAR YARD	30 FEET	416.4 FEET	
SIDE YARD (ONE SIDE)	30 FEET	63,671.14 FEET	
MAXIMUM ALLOWABLE			
BUILDING HEIGHT	35 FEET	38 FEET	
BUILDING COVERAGE	50%	41%*	
DEVELOPMENT COVERAGE	50%	42.9%*	

* A VARIANCE FOR MAXIMUM AVERAGE BUILDING HEIGHT OF 48 FEET WAS GRANTED IN SEPTEMBER 2008. A NEW VARIANCE WILL BE REQUIRED FOR A MAXIMUM AVERAGE HEIGHT OF 38 FEET.

PARKING REQUIREMENTS

PROPOSED USES & PARKING SPACES REQUIRED:			
OFFICE (101-109 SPS)	1 SPACE PER 250 SF		
VISITOR CENTER (101-109 SPS)	1 SPACE PER 250 SF		
WAREHOUSE (USE #1)	1 SPACE PER 500 SF		
TOTAL PARKING SPACES REQUIRED:			
OFFICE	21,800 SF x 1 SPACE/250 SF = 87 SPACES		
VISITOR CENTER	21,800 SF x 1 SPACE/250 SF = 87 SPACES		
WAREHOUSE	104,800 SF x 1 SPACE/500 SF = 209 SPACES		
TOTAL PARKING SPACES PROVIDED: 303 SPACES			
LANDSCAPED PARKING SPACES: 248 SPACES			
TOTAL PARKING PROVIDED: 551 SPACES			

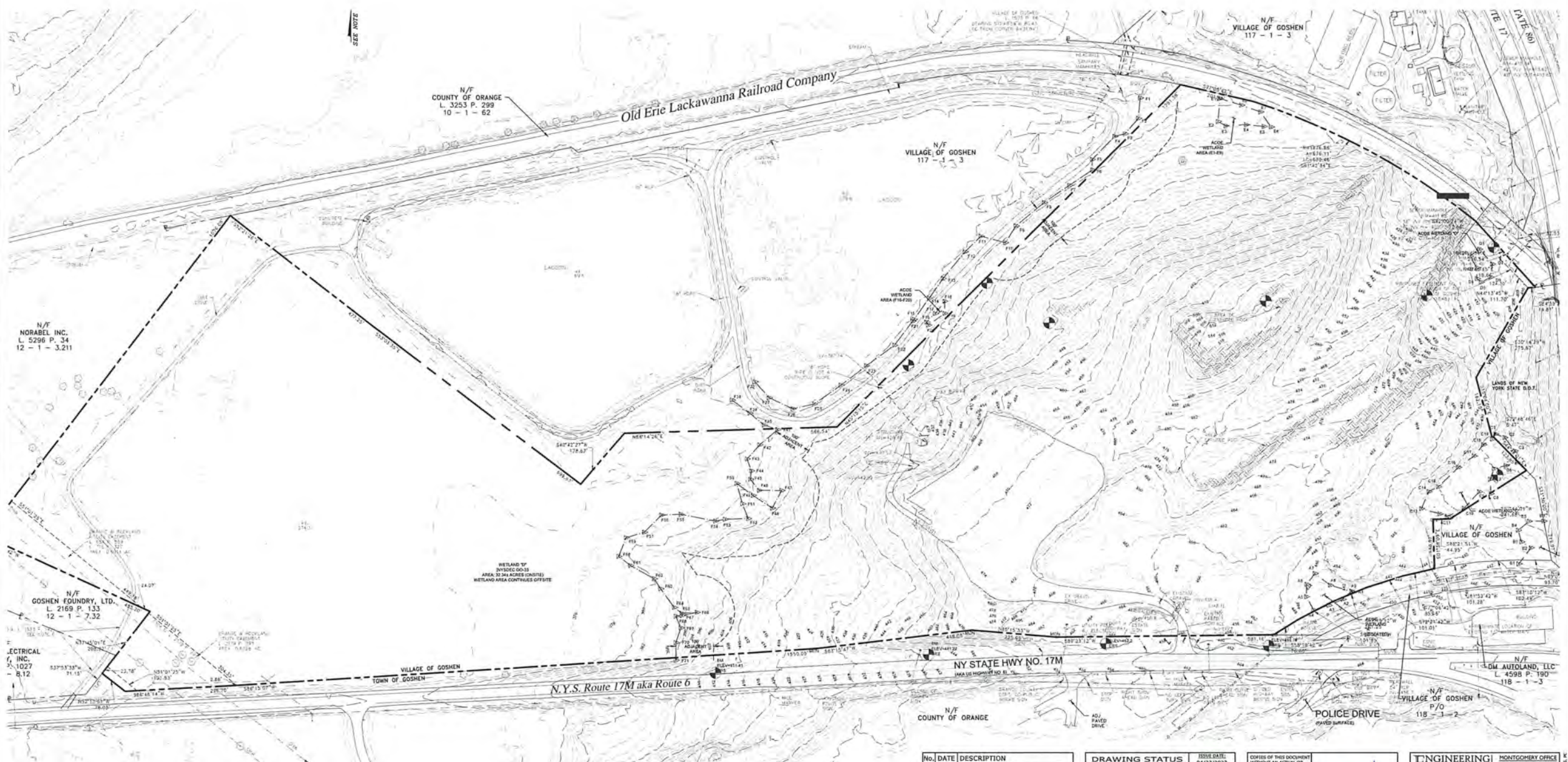
ADA PARKING SPACES REQUIRED: 8
ADA PARKING SPACES PROVIDED: 10*

* A VARIANCE WAS GRANTED IN SEPTEMBER 2008 FOR A TOTAL OF 425 SPACES.

* ADA PARKING INCLUDED IN OVERALL PARKING CALCULATIONS.

LIST OF DRAWINGS

PROJECT TITLE		DRAWING TITLE	
UTILITY PLAN PREPARED BY ENGINEERING & SURVEYING PROFESSIONALS, PC		RETAINING WALL DESIGN PLANS BY TETRA ENGINEERING	
C-100	OVERALL PLAN	R-100	COVER SHEET
C-101	EXISTING CONTOURS	R-101	NOTES
C-102	SITE PLAN	R-102	WALL 1 LOCATION PLAN
C-103	OVERALL GRADING PLAN	R-103	WALL 2 LOCATION PLAN
C-104	GRADING & UTILITY PLAN	R-104	WALL 3 LOCATION PLAN
C-105	GRADING & UTILITY PLAN	R-105	PROFILE - 1
C-106	EROSION CONTROL PLAN	R-106	PROFILE - 2
C-107	EROSION CONTROL PLAN	R-107	PROFILE - 3
C-108	TRAIL CLEARING PLAN	R-108	PROFILE - 4
C-201	DRIVEWAY PROFILES	R-109	PROFILE - 5
C-202	SEWERAGE & SEWER PROFILES	R-110	PROFILE - 6
C-203	WATERMAIN PROFILES	R-111	PROFILE - 7
C-204	WATERMAIN PROFILES	R-112	PROFILE - 8
C-205	DETAILS	R-113	PROFILE - 9
C-206	DETAILS	R-114	PROFILE - 10
C-207	DETAILS	R-115	PROFILE - 11
C-208	DETAILS	R-116	PROFILE - 12
C-209	DETAILS	R-117	PROFILE - 13
C-210	DETAILS	R-118	PROFILE - 14
C-211	DETAILS	R-119	PROFILE - 15
C-212	DETAILS	R-120	PROFILE - 16
C-213	DETAILS	R-121	PROFILE - 17
C-214	DETAILS	R-122	PROFILE - 18
C-215	DETAILS	R-123	PROFILE - 19
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C-217	DETAILS	R-125	PROFILE - 21
C-218	DETAILS	R-126	PROFILE - 22
C-219	DETAILS	R-127	PROFILE - 23
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C-232	DETAILS	R-140	PROFILE - 36
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C-499	DETAILS	R-407	PROFILE - 303
C-500	DETAILS	R-408	PROFILE - 304
C-501	DETAILS		



No.	DATE	DESCRIPTION
1	06/15/21	UPDATED BUILDING HEIGHTS
2	07/15/21	CONCEPTUAL GRADING AND UTILITIES
3	09/15/21	REVISED FOR ENGINEER COMMENTS
4	10/15/21	REVISED FOR ENGINEER COMMENTS
5	11/15/21	REVISED FOR ENGINEER COMMENTS
6	12/15/21	REVISED FOR ENGINEER & DPW COMMENTS
7	01/15/22	REVISED FOR ENGINEER COMMENTS
8	02/15/22	REVISED FOR DPW COMMENTS

DRAWING STATUS	ISSUE DATE
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	04/22/2022
CONCEPT APPROVAL	N/A OF N/A
PLANNING BOARD APPROVAL	2 OF 17
JOHNSON REALTY SUBMITTER APPROVAL	N/A OF N/A
JOHNSON WATERMAIN EXTENSION APPROVAL	N/A OF N/A
WISDOM APPROVAL	N/A OF N/A
WISDOM APPROVAL	N/A OF N/A
OTHER	N/A OF N/A
OTHER BID	N/A OF N/A
FOR CONSTRUCTION	N/A OF N/A

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 2409 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

JAY SARROUSON, P.E.
NEW YORK LICENSE # 080023

SCALE: 1"=100'

1"=100'

ENGINEERING & SURVEYING PROPERTIES
MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12541
PH (518) 427-7737
WWW.EP-PC.COM

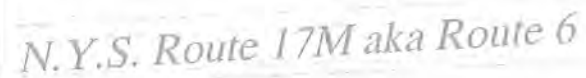
EXISTING CONDITIONS PLAN

ROYAL WINE CORP.
2500 NYS ROUTE 17M
VILLAGE OF GOSHEN
ORANGE COUNTY, NEW YORK

JOB NO: 1081.0103
DATE: 05/11/2021
REVISION: 8 - 04/22/2022

SCALE: 1"=100'

C-100



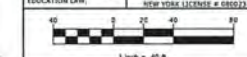
N/F
COUNTY OF ORANGE

[illegible]

DRAWING STATUS		ISSUE DATE
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		03/07/2022
	SHEET NUMBER	
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF N
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	3	OF 1
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF N
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF N
<input type="checkbox"/> WYSDC APPROVAL	N/A	OF N
<input type="checkbox"/> WYSDOT APPROVAL	N/A	OF N
<input type="checkbox"/> OTHER	N/A	OF N
<input type="checkbox"/> FOR BID	N/A	OF N
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF N

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ELECTRICITY AND
JAY SAMUELSON, P.E.



ENGINEERING & SURVEYING PROPERTIES
Achieving Successful Results with

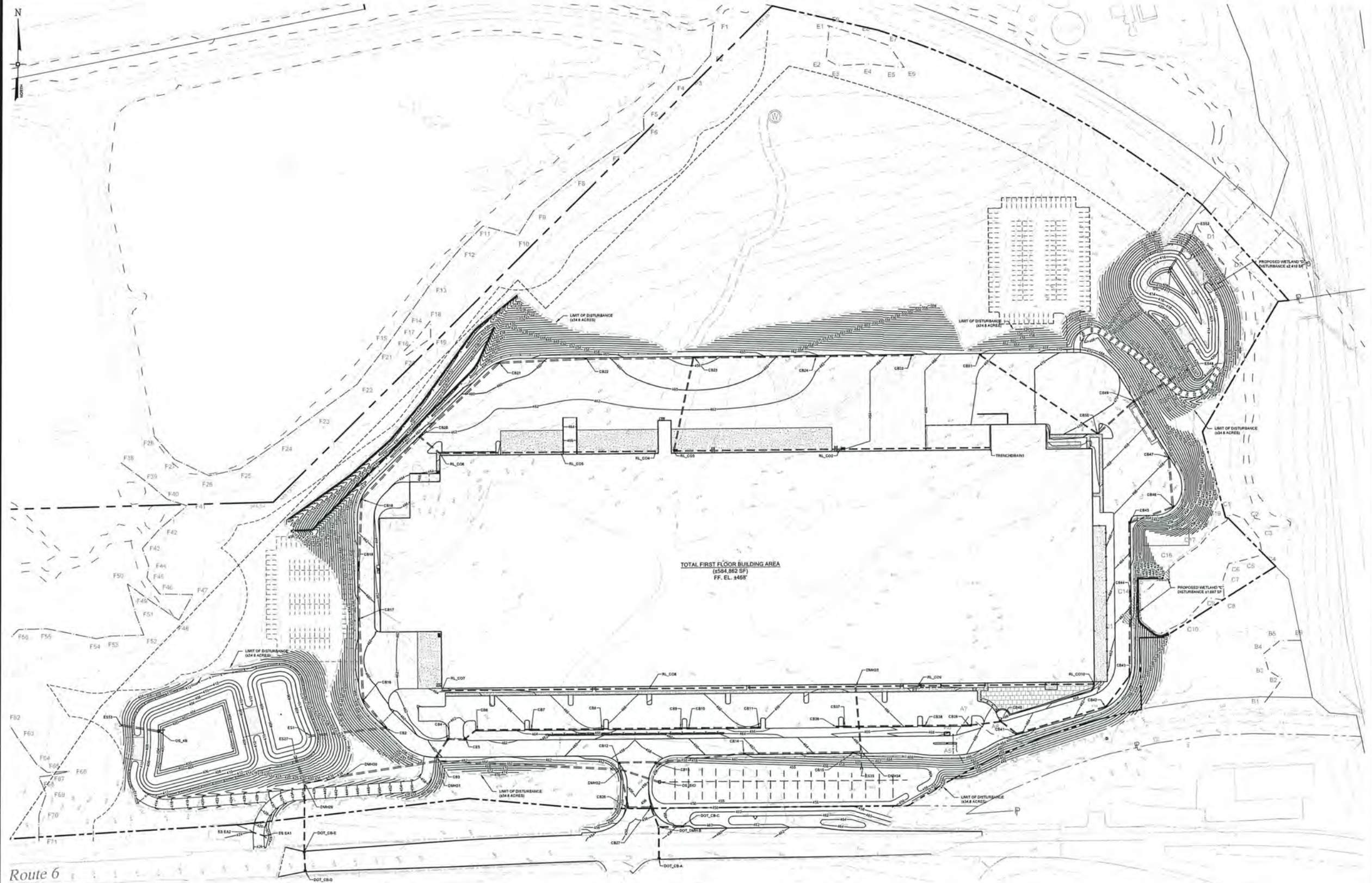
MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12535
Ph. (845) 457-7300
WWW.ENPC-USA.COM

SITE PLAN

ROYAL WINE CORP.
2500 NYS ROUTE 17M
VILLAGE OF GOSHEN
ORANGE COUNTY, NEW YORK

DRAWN BY:		C-10
DATE:	SCALE:	
ADDITION:	TAX LOT:	

1



Route 6

No.	DATE	DESCRIPTION
1	06/16/21	UPDATED BUILDING REQUIRES
2	07/13/21	CONCEPTUAL GRADING AND UTILITIES
3	09/13/21	REVISED PER ENGINEER COMMENTS
4	10/13/21	REVISED PER ENGINEER COMMENTS
5	11/13/21	REVISED PER ENGINEER COMMENTS
6	12/13/21	REVISED PER ENGINEER & DWP COMMENTS
7	01/13/22	REVISED PER ENGINEER COMMENTS
8	02/13/22	REVISED PER DCCDH COMMENTS
9	03/13/22	REVISED PER DCCDH COMMENTS
10	04/13/22	REVISED PER DCCDH COMMENTS
11	05/13/22	REVISED PER DCCDH COMMENTS
12	06/13/22	REVISED PER DCCDH COMMENTS
13	07/13/22	REVISED PER DCCDH COMMENTS
14	08/13/22	REVISED PER DCCDH COMMENTS
15	09/13/22	REVISED PER DCCDH COMMENTS
16	10/13/22	REVISED PER DCCDH COMMENTS
17	11/13/22	REVISED PER DCCDH COMMENTS
18	12/13/22	REVISED PER DCCDH COMMENTS
19	01/13/23	REVISED PER DCCDH COMMENTS
20	02/13/23	REVISED PER DCCDH COMMENTS
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22	04/13/23	REVISED PER DCCDH COMMENTS
23	05/13/23	REVISED PER DCCDH COMMENTS
24	06/13/23	REVISED PER DCCDH COMMENTS
25	07/13/23	REVISED PER DCCDH COMMENTS
26	08/13/23	REVISED PER DCCDH COMMENTS
27	09/13/23	REVISED PER DCCDH COMMENTS
28	10/13/23	REVISED PER DCCDH COMMENTS
29	11/13/23	REVISED PER DCCDH COMMENTS
30	12/13/23	REVISED PER DCCDH COMMENTS

DRAWING STATUS		ISSUE DATE
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		04/22/2022
CONCEPT APPROVAL	N/A	OF 17
PLANNING BOARD APPROVAL	S	OF 17
DCCDH HEALTH SUBMISSION APPROVAL	N/A	OF N/A
DCCDH WATERWAY EXTENSION APPROVAL	N/A	OF S
DWYSC APPROVAL	N/A	OF N/A
DWYSCOT APPROVAL	N/A	OF N/A
OTHER	N/A	OF N/A
OTHER BID	N/A	OF N/A
OTHER CONSTRUCTION	N/A	OF N/A

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JAY SAMUELSON, P.E.
NEW YORK LICENSE # 080323

1" = 60'

1 inch = 60 ft.

ENGINEERING & SURVEYING PROPERTIES
MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
PH (518) 437-7797
WWW.EPAC.COM

OVERALL GRADING PLAN

ROYAL WINE CORP.
2500 NYS ROUTE 17M
VILLAGE OF GOSHEN
ORANGE COUNTY, NEW YORK

DATE: 05/11/2021
REVISION: 8 - 04/22/2022

SCALE: 1"=60'
TAX LOT: 117-1-1.222

C-103



N.Y.S. Route 17M aka Route 6

NY STATE HWY NO. 17M
(AKA US HIGHWAY 17)

No.	DATE	DESCRIPTION
1	05/18/21	ADDED ELEVATED BUILDING HEIGHTS
2	05/13/21	CONCEPTUAL GRADING AND UTILITIES
3	09/13/21	REVISED PER ENGINEER COMMENTS
4	11/13/21	REVISED PER ENGINEER COMMENTS
5	11/13/21	REVISED PER ENGINEER COMMENTS
6	11/13/21	REVISED PER ENGINEER & TPA COMMENTS
7	05/13/21	REVISED PER ENGINEER COMMENTS
8	05/13/21	REVISED PER ENGINEER COMMENTS
9	05/13/21	REVISED PER ENGINEER COMMENTS
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99	05/13/21	REVISED PER ENGINEER COMMENTS
100	05/13/21	REVISED PER ENGINEER COMMENTS

DRAWING STATUS		ISSUE DATE
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		03/07/2022
CONCEPT APPROVAL	N/A	17
PLANNING BOARD APPROVAL	6	17
LOCAL REALTY SUBDIVISION APPROVAL	N/A	17
LOCAL WATERMAN EXTENSION APPROVAL	2	6
CONCEPT APPROVAL	N/A	17
CONCEPT APPROVAL	N/A	17
OTHER	N/A	17
FOR BID	N/A	17
FOR CONSTRUCTION	N/A	17

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[Signature]

1" = 40' SCALE

ENGINEERING SURVEYING & PROPERTIES

1081.0103
05/11/2021
7 - 03/07/2022

1081.0103
05/11/2021
117-1-1-22

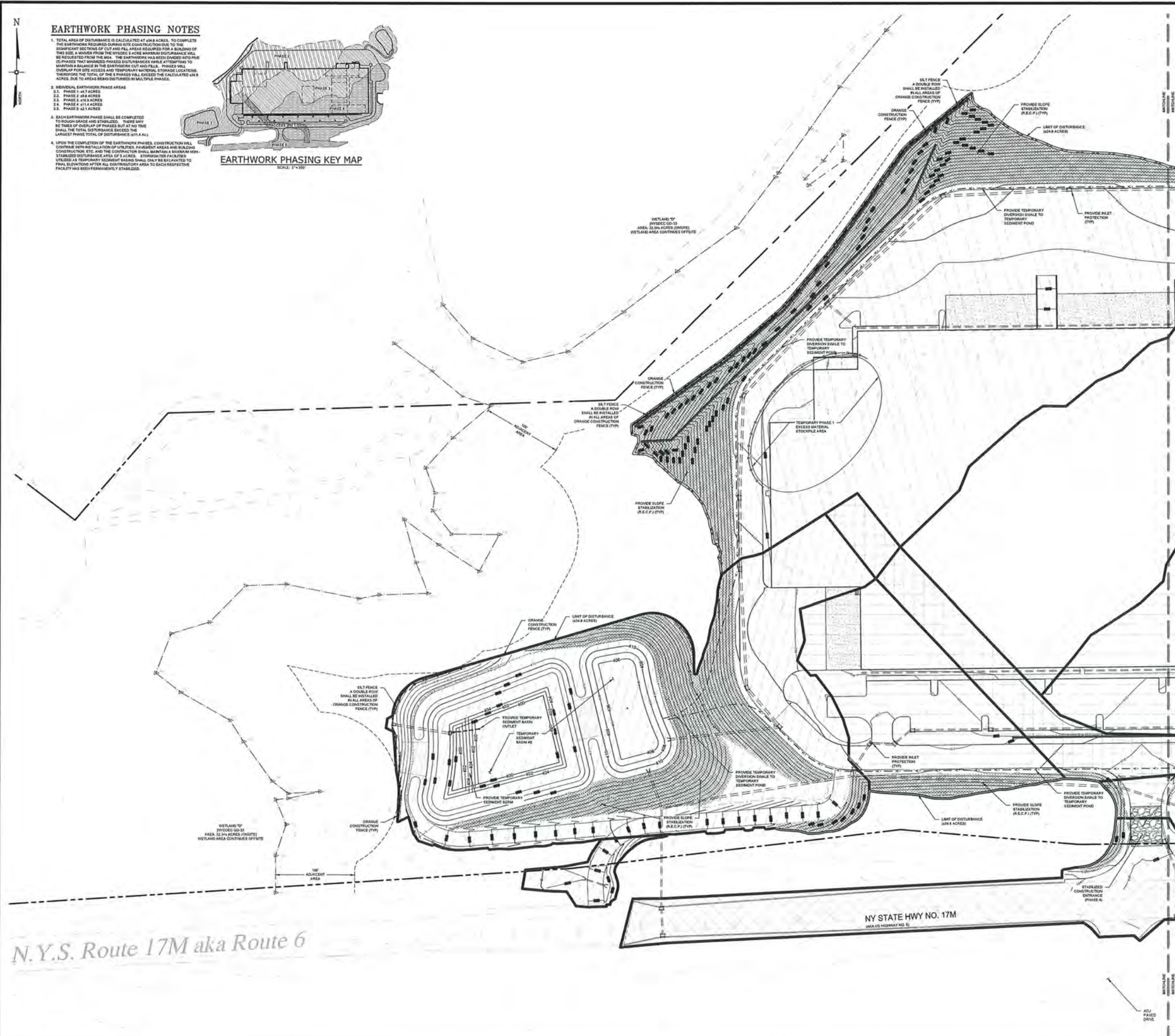
GRADING, DRAINAGE & UTILITY PLAN

ROYAL WINE CORP.
2500 NYS ROUTE 17M
VILLAGE OF GOSHEN
ORANGE COUNTY, NEW YORK

C-104

1. TOTAL AREA OF DISTURBANCE IS CALCULATED AT 434.8 ACRES. TO COMPLETE THE EARTHWORK REQUIRED DURING SITE CONSTRUCTION DUE TO THE SIGNIFICANT SECTIONS OF CUT AND FILL AREAS REQUIRED FOR A BUILDING OF THIS SIZE, A VARIATION FROM THE 434.8 ACRE MINIMUM DISTURBANCE WILL BE REQUESTED FROM THE MSA. THE EARTHWORK WAS BEING DIVIDED INTO FIVE (5) PHASES THAT MINIMIZED PHASED DISTURBANCES WHILE ATTEMPTING TO MAINTAIN A BALANCE IN THE EARTHWORK CUT AND FILLS. PHASES WILL OVERLAP FOR SITE ACCESS AND TEMPORARY MATERIAL STORAGE LOCATIONS, THEREFORE THE TOTAL OF THE 5 PHASES WILL EXCEED THE CALCULATED 434.8 ACRES. DUE TO AREAS BEING DISTURBED IN MULTIPLE PHASES.

2. INDIVIDUAL EARTHQUAKE PHASE AREAS
- 2.1. PHASE 1: 14.1 ACRES
 - 2.2. PHASE 2: 2.8 ACRES
 - 2.3. PHASE 3: 41.6 ACRES
 - 2.4. PHASE 4: 21.4 ACRES
 - 2.5. PHASE 5: 52.1 ACRES
3. EACH EARTHQUAKE PHASE SHALL BE COMPLETED TO PROVIDE GRADE AND STABILIZED. THERE MAY BE TIMES OF OVERLAP OF PHASES BUT AT NO TIME SHALL THE TOTAL DISTURBANCE EXCEED THE LARGEST PHASE TOTAL OF DISTURBANCE (211.4 AC).
4. UPON THE COMPLETION OF THE EARTHQUAKE PHASES, CONSTRUCTION SHALL BE LIMITED TO INSTALLATION OF UTILITIES, FAVENET AREAS AND BUILDING CONSTRUCTION, ETC. AND THE CONTRACTOR SHALL MAINTAIN A MAXIMUM NON-STABILIZED DISTURBED AREA OF 4 ACRES. STORMWATER FACILITIES, UTILITIES, AND BUILDING CONSTRUCTION SHALL ONLY BE EXCEPTED TO FINAL ELEVATIONS AFTER ALL CONTRIBUTORY AREA FOR EACH RESPECTIVE FACILITY HAS BEEN PERMANENTLY STABILIZED.

[illegible]

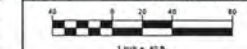
DRAWING STATUS		ISSUE DATE
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		03/07/2021
		SHEET NUMBER
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF N
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	8	OF 1
<input type="checkbox"/> OGDH REALTY SUBDIVISION APPROVAL	N/A	OF N
<input type="checkbox"/> OGDH WATERPAIN EXTENSION APPROVAL	N/A	OF N
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF N
<input type="checkbox"/> NYSOTD APPROVAL	N/A	OF N
<input type="checkbox"/> OTHER	N/A	OF N
<input type="checkbox"/> FOR BID	N/A	OF N
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF N

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J. Sam
JAY SAMUELSON, P.E.
NEW YORK LICENSE # 080021



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71 CLINTON STREET
MONTGOMERY, NY 12535
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EROSION CONTROL PLAN

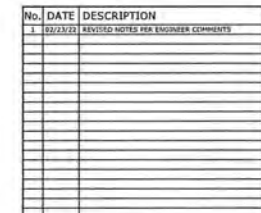
ROYAL WINE CORP.
2500 NYS ROUTE 17M
VILLAGE OF GOSHEN
ORANGE COUNTY, NEW YORK

JOB #:		DRAWN BY:		C-100
1081.0103		25		
DATE:		SCALE:		
05/11/2021		1"=40'		
REVISION:		TAX LOT:		
7 - 03/07/2022		143-1-1-233		

25
*n=40' C-100

- SEE NOTE**

AREA CLEARED FOR WEISS REALTY WAREHOUSE:	632.3 AC.
PROPOSED ADDITIONAL TREE CLEARING REQUIRED FOR ROYAL WVE:	61.4 AC.




DRAWING STATUS		ISSUE DATE 02/22/2022
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		SHEET NUMBER
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF N/A
<input type="checkbox"/> PLANNING BOARD APPROVAL	N/A	OF N/A
<input type="checkbox"/> OGDEN RAILWAY SUBDIVISION APPROVAL	N/A	OF N/A
<input type="checkbox"/> OGDEN WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
<input type="checkbox"/> WYSCEC APPROVAL	N/A	OF N/A
<input type="checkbox"/> WYSCOT APPROVAL	N/A	OF N/A
<input type="checkbox"/> OTHER	N/A	OF N/A
<input type="checkbox"/> FOR BID	N/A	OF N/A
<input checked="" type="checkbox"/> FOR CONSTRUCTION	1	OF 1

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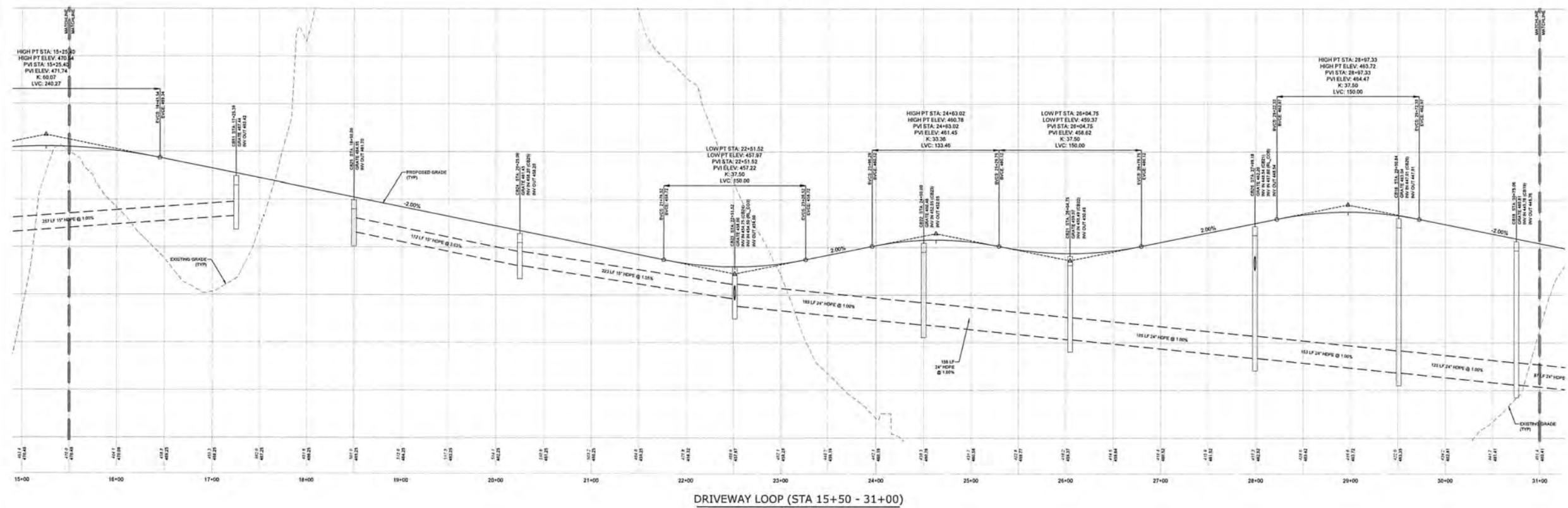
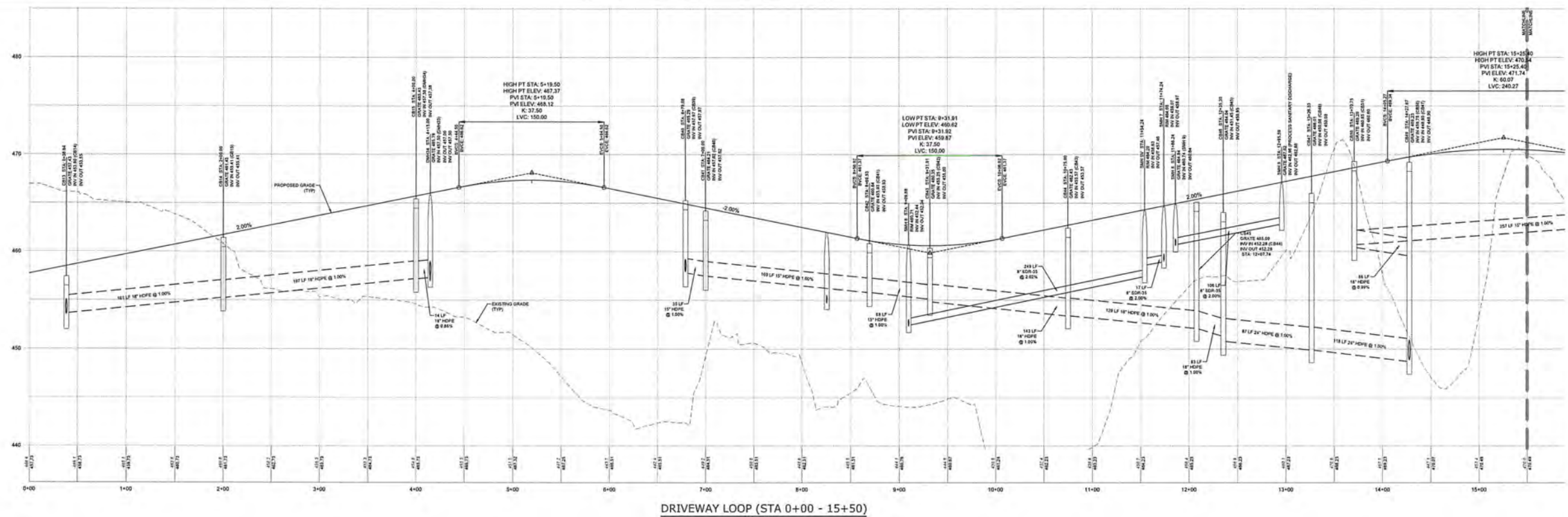
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IS A VIOLATION OF
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2 OF THE NEW YORK STATE
EDUCATION LAW.



JAY SAMUELSON, P.E.
NEW YORK LICENSE # 123456789

100 0 50 100 200
1 inch = 100 mm.

 ENGINEERING & SURVEYING PROPERTIES Achieving Successful Results with Innovative Designs	MONTGOMERY OFFICE 71 CLINTON STREET MONTGOMERY, NY 12149 Ph (845) 451-7737 WWW.E-SP.COM
REAL CLEARING PLAN	
ROYAL WINE CORP. 2500 NYS ROUTE 17M VILLAGE OF GOSHEN ORANGE COUNTY, NEW YORK	
JOB #: 1081.0103	DRAWN BY: JS
DATE: 02/16/2002	SCALE: 1"=100'
REVISION: 1 - 02/27/2002	TALK TO: 1-716-511-1223
CL-1	



No.	DATE	DESCRIPTION
1	06/14/21	ISSUED BUILDING HEIGHTS
2	07/13/21	CONCEPTUAL GRADING AND UTILITIES
3	08/13/21	REVISED PER ENGINEER COMMENTS
4	09/14/21	REVISED PER ENGINEER COMMENTS
5	10/14/21	REVISED PER ENGINEER COMMENTS
6	11/14/21	REVISED PER ENGINEER & DPV COMMENTS
7	12/14/21	REVISED PER ENGINEER COMMENTS
8	01/14/22	REVISED PER ENGINEER COMMENTS
9	02/14/22	REVISED PER ENGINEER COMMENTS
10	03/14/22	REVISED PER ENGINEER COMMENTS
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94	03/14/29	REVISED PER ENGINEER COMMENTS
95	04/14/29	REVISED PER ENGINEER COMMENTS
96	05/14/29	REVISED PER ENGINEER COMMENTS
97	06/14/29	REVISED PER ENGINEER COMMENTS
98	07/14/29	REVISED PER ENGINEER COMMENTS
99	08/14/29	REVISED PER ENGINEER COMMENTS
100	09/14/29	REVISED PER ENGINEER COMMENTS

DRAWING STATUS		ISSUE DATE
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR:		04/22/2022
CONCEPT APPROVAL	N/A	GP N/A
PLANNING BOARD APPROVAL	10	GP 16
ORDINANCE REVIEW APPROVAL	N/A	GP N/A
ORDINANCE WATERMAIN EXTENSION APPROVAL	N/A	GP 6
HYDROLOGIC APPROVAL	N/A	GP N/A
HYDROLOGIC APPROVAL	N/A	GP N/A
OTHER	N/A	GP N/A
FOR CONSTRUCTION	N/A	GP N/A

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NEW YORK LICENSE # 180023

1"=40' H
1"=4' V

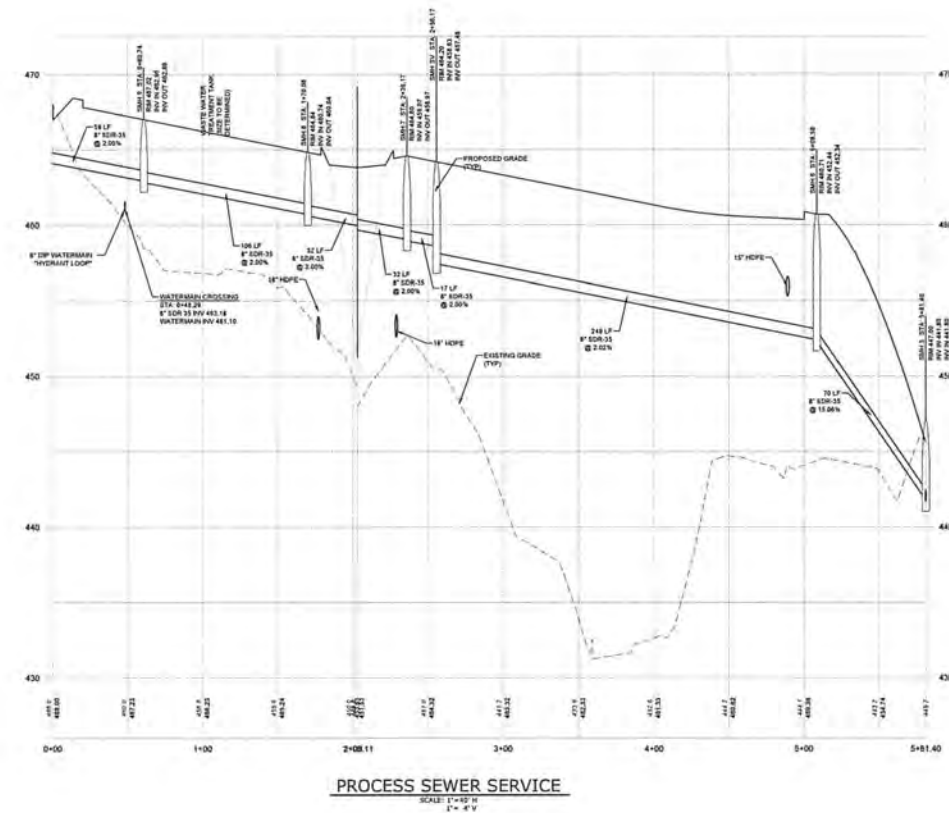
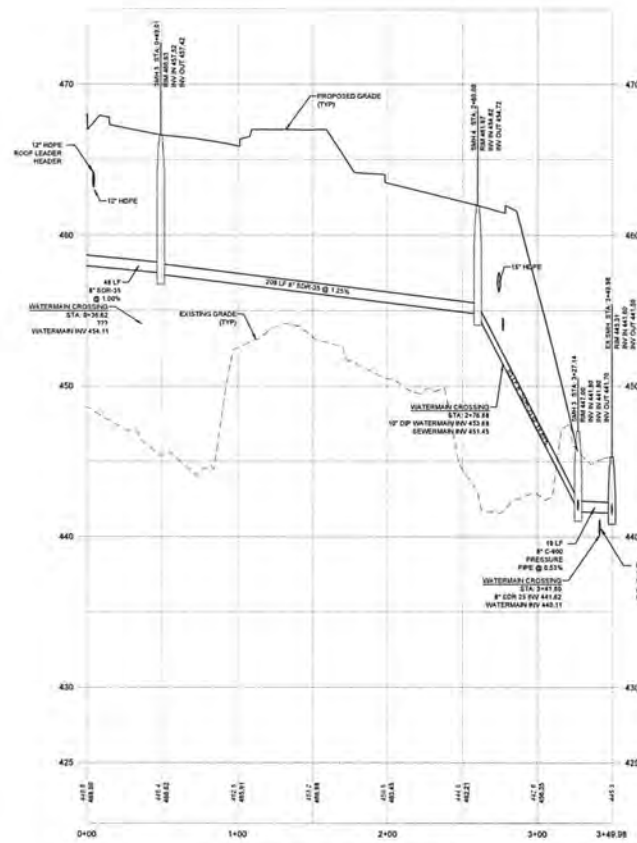
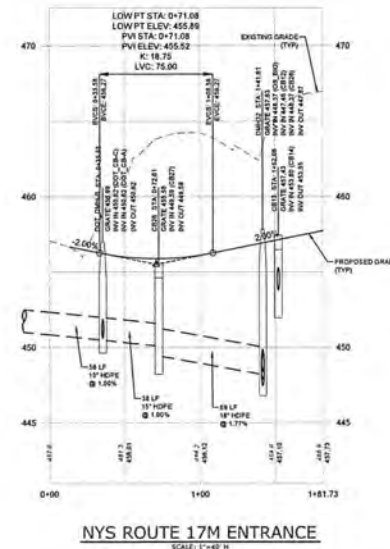
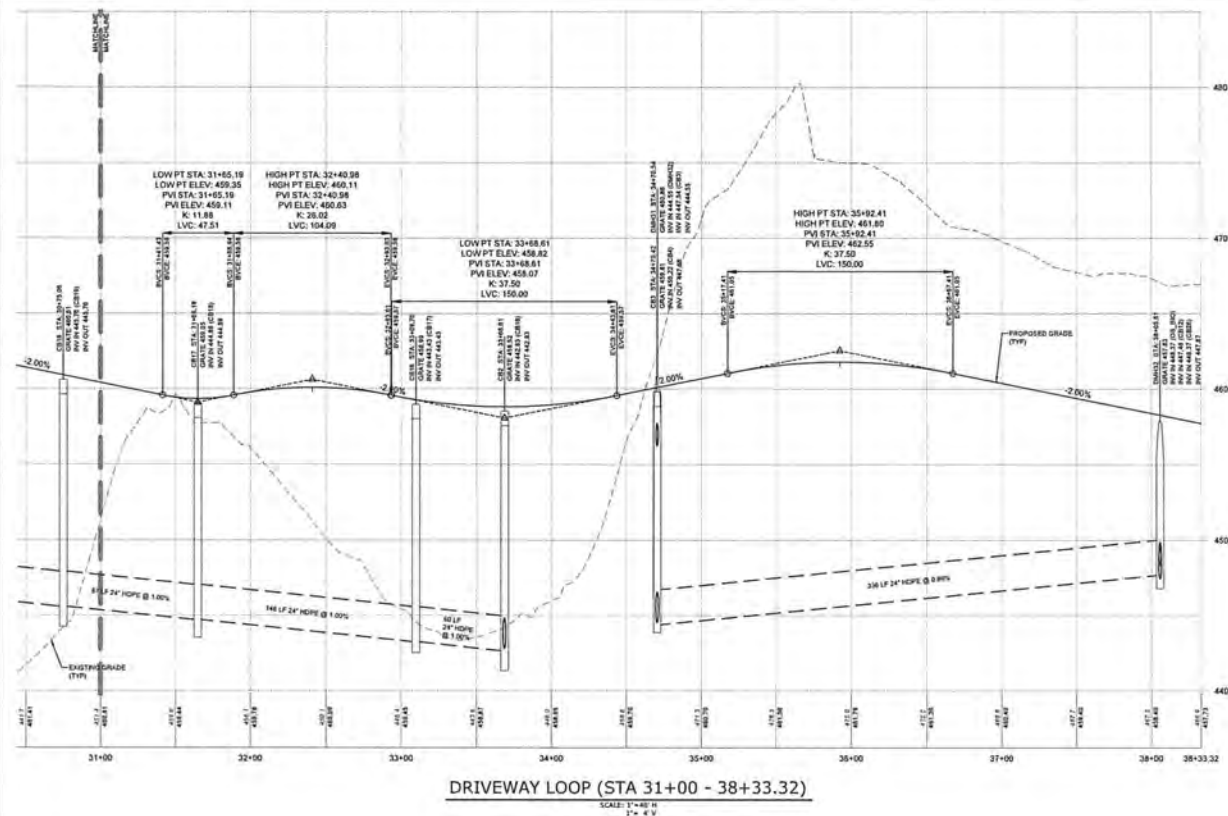
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MONTGOMERY OFFICE
71 CLAYTON STREET
MONTGOMERY, NY 12541
PH: (518) 437-7727
WWW.EP-AC.COM

DRIVEWAY PROFILES

ROYAL WINE CORP.
2500 HWY ROUTE 17H
VILLAGE OF GOSHEN
ORANGE COUNTY, NEW YORK

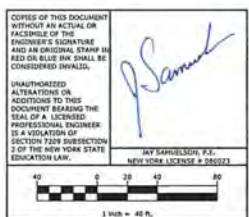
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REVISION: 1
SCALE: AS NOTED
SHEET: 117-1-1-223

C-201



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2	07/13/21	REVISED FOR ENGINEER COMMENTS
3	07/13/21	REVISED FOR ENGINEER COMMENTS
4	07/13/21	REVISED FOR ENGINEER COMMENTS
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18	07/13/21	REVISED FOR ENGINEER COMMENTS
19	07/13/21	REVISED FOR ENGINEER COMMENTS
20	07/13/21	REVISED FOR ENGINEER COMMENTS

DRAWING STATUS	ISSUE DATE
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR:	04/22/2022
CONCEPT APPROVAL	N/A
PRELIMINARY DESIGN APPROVAL	N/A
DESIGN APPROVAL	N/A
CONSTRUCTION APPROVAL	N/A
FOR CONSTRUCTION	N/A



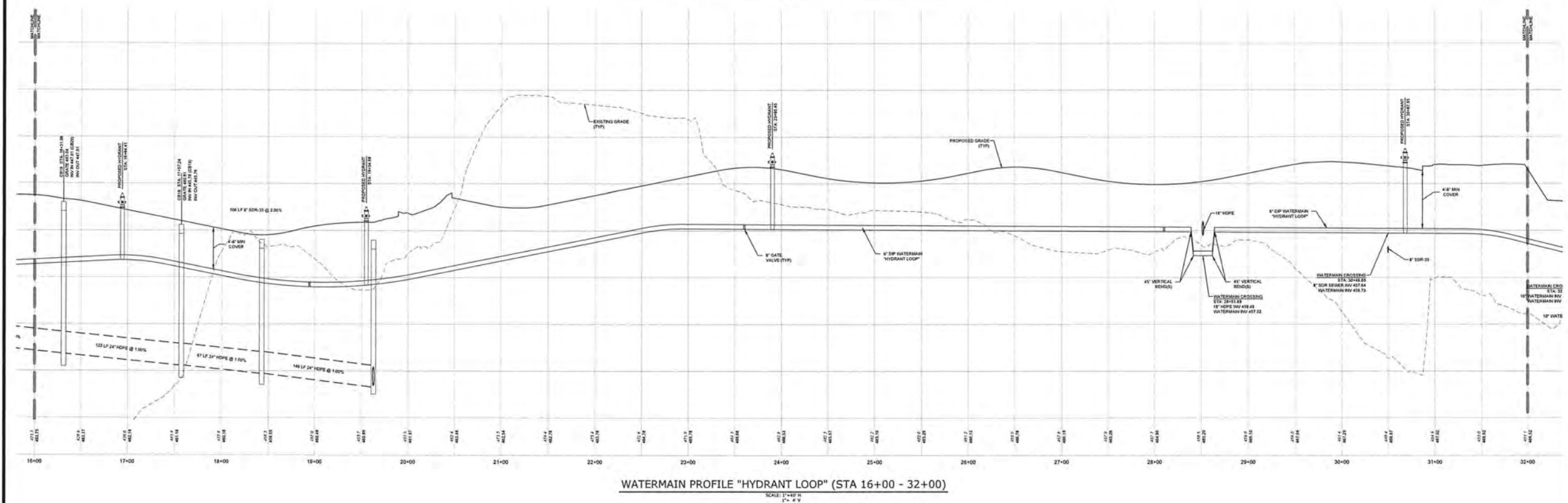
ENGINEERING & SURVEYING PROPERTIES
 71 CLINTON STREET
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DRIVEWAY & SEWER PROFILES
 ROYAL WINE CORP.
 2500 NYS ROUTE 17M
 VILLAGE OF GOSHEN
 ORANGE COUNTY, NEW YORK

SHEET NO. 1081-0103
 DATE: 05/11/2022
 REVISION: 8 - 04/22/2022

SCALE: AS NOTED
 TAX LOT: 117-1-1.222

C-202




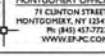
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2	07/13/21	CONCEPTUAL GRADING AND UTILITIES
3	09/13/21	REVISED PER ENGINEER COMMENTS
4	10/23/21	REVISED PER ENGINEER COMMENTS
5	11/19/21	REVISED PER ENGINEER COMMENTS
6	01/10/22	REVISED PER ENGINEER & DPW COMMENTS
7	03/07/22	REVISED PER ENGINEER COMMENTS
8	04/22/22	REVISED PER DODGM COMMENTS

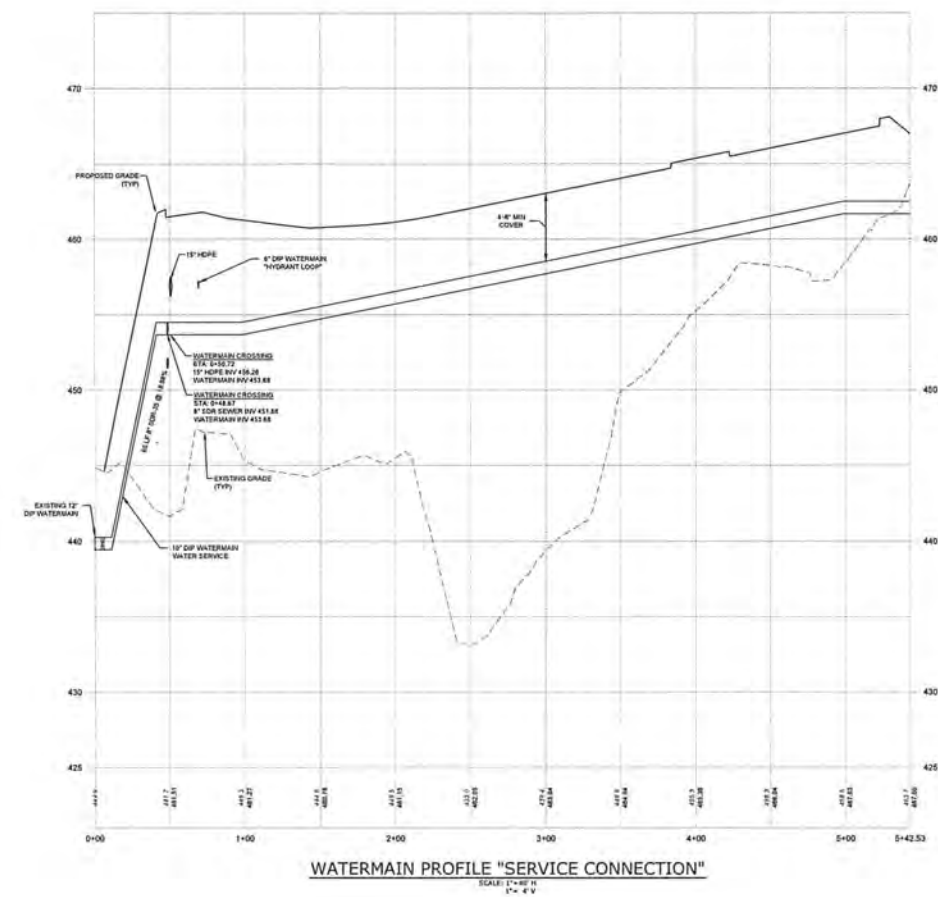
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		SHEET NUMBER
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<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	12	0/16
<input checked="" type="checkbox"/> OGDEN REALTY SUBSTANTION APPROVAL	N/A	0/0
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<input checked="" type="checkbox"/> FOR BID	N/A	0/0
<input checked="" type="checkbox"/> FOR CONSTRUCTION	N/A	0/0

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JOB #: 1081.0103 DATE: 05/11/2012 REVISION: 02/23/2013	DRAWN BY: JS SCALE: AS NOTED TAX LOT:	
C-203		

[illegible]

DRAWING STATUS		ISSUE DATE: 04/22/2022
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		SHEET NUMBER
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<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	13	OF 16
<input checked="" type="checkbox"/> OGDON REALTY SUBDIVISION APPROVAL	N/A	OF N/A
<input checked="" type="checkbox"/> OGDON WATERMAIN EXTENSION APPROVAL	5	OF 6
<input checked="" type="checkbox"/> MYNDEC APPROVAL	N/A	OF N/A
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<input checked="" type="checkbox"/> OTHER	N/A	OF N/A
<input checked="" type="checkbox"/> FOR BID	N/A	OF N/A
<input checked="" type="checkbox"/> FOR CONSTRUCTION	N/A	OF N/A

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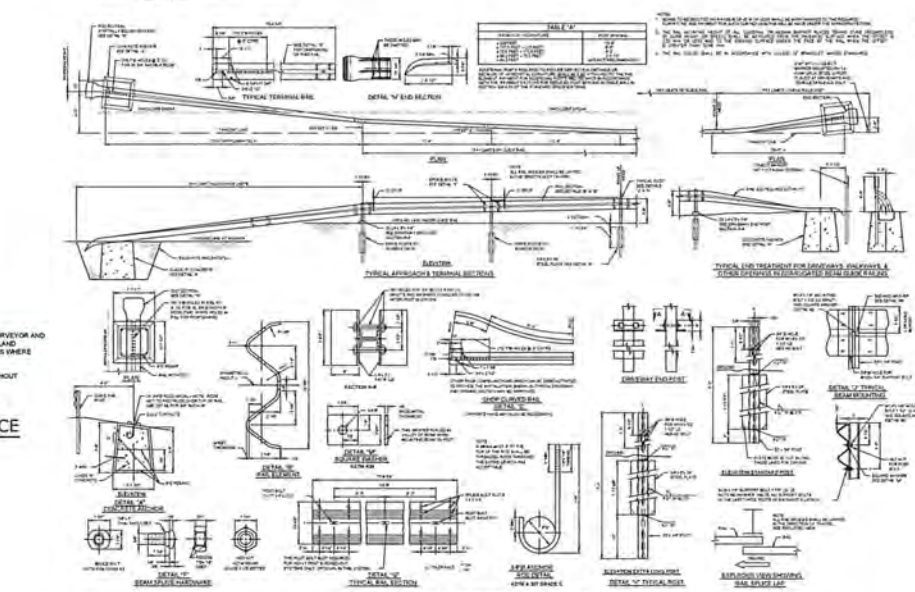
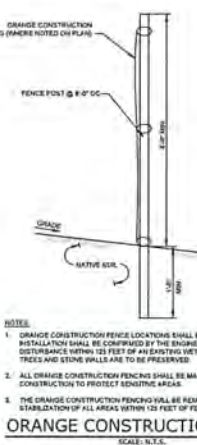
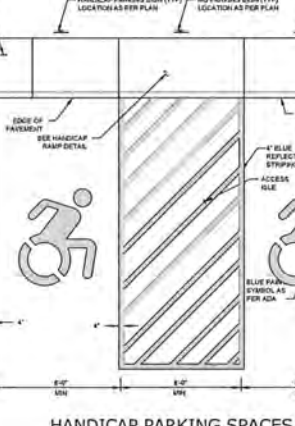
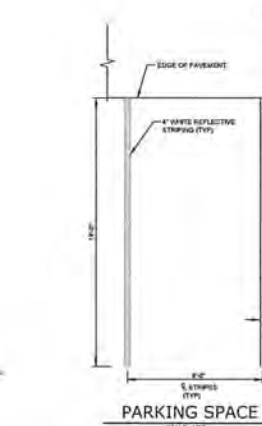
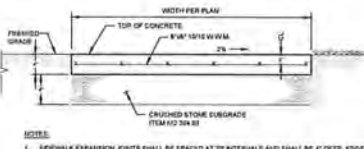
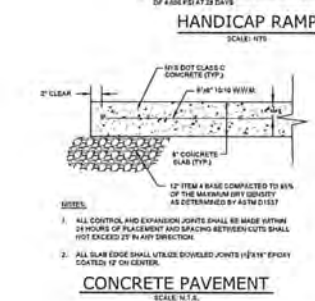
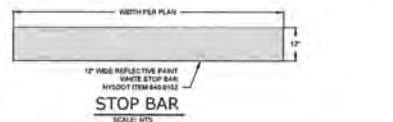
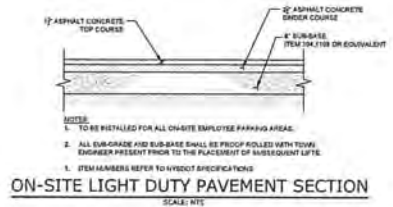
JAY SARNECKI, P.E.
NEW YORK LICENSE # 000023









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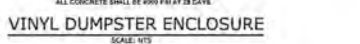
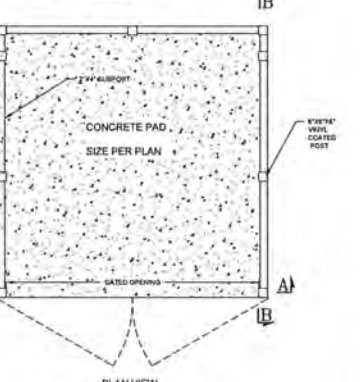
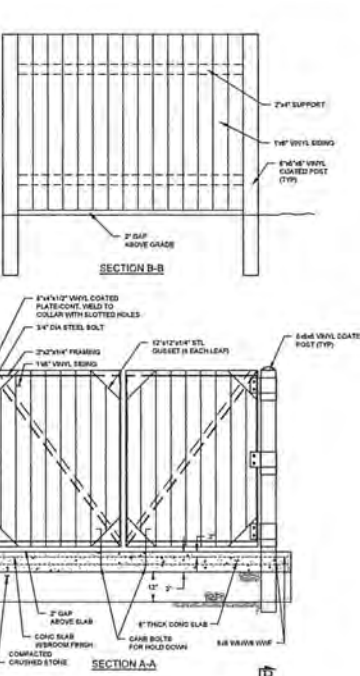
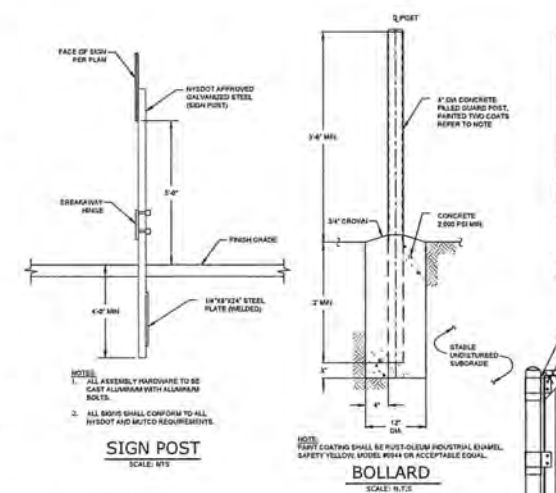
1 inch = 25.4 mm

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WATERMAIN PROFILES			
ROYAL WINE CORP. 2500 NYS ROUTE 17M VILLAGE OF GOSHEN ORANGE COUNTY, NEW YORK			
JOB # : 10B1.0103		DRAWN BY : JS	
DATE : 05/11/2021		SCALE : AS NOTED	
REVISION :		TAX LOT :	

C-204



SIGN	TEXT	M.U.T.C.D. No.	SIZE OF SIGN	TYPE OF MOUNT	DESCRIPTION
NP		PL-1C	12" x 18"	GR MTD	WHITE BACKGROUND RED LETTERING
HP			18" x 24"	GR MTD	BLUE BACKGROUND BLACK SYMBOL WHITE LETTERING
STOP		RS-1C	30" x 30"	GR MTD	RED BACKGROUND WHITE LETTERING
TI			18" x 24"	GR MTD	YELLOW BACKGROUND BLACK LETTERING
FL		RS-1C	12" x 18"	GR MTD	WHITE BACKGROUND RED LETTERING
DS1			30" x 36"	GR MTD	COLORS TO BE DETERMINED
DS2			24" x 36"	GR MTD	COLORS TO BE DETERMINED
DS3			18" x 36"	GR MTD	COLORS TO BE DETERMINED

[illegible][illegible]

3-16-CONSTRUCTION TYPING AFFORDS MAXIMUM PRINCIPAL AND UTILITY OFFICIALS
3 DAYS PERIOD TO START OF CONSTRUCTION.

CONSTRUCTION TYPING: STATE OUT LIFT OF DRAINAGE, INSTALL
TRENCH DRAINAGE OF PROPOSED DRAINAGE, INSTALL
CONSTRUCTION DRAINAGE AND STRAIGHTEN CONSTRUCTION DRAINAGE, INSTALL
TRENCH DRAINAGE, REMOVE TRENCH DRAINAGE, REMOVE TRENCH DRAINAGE
CLEANING AND DRAINAGE, REMOVE TRENCH DRAINAGE FROM AREA OF
CONSTRUCTION, STRIP TOPSOIL AND ACQUIRE IN AREA BASED ON THE
PLAN, INSTALL REMOVED TRENCH DRAINAGE AND REMOVE TEMPORARY
VEGETATION ON TOPSOIL, TOPSOIL.

ROUNDER-GRADE, CUT AND FILL SITE TO APPROPRIATE ELEVATION (EXISTS) WITHIN
ON THE PLAN, MINIMUM DRAINAGE TRENCH, MINIMUM AS NECESSARY
ESTABLISH PERMANENT STABILIZATION IN AREA THAT ARE COMPLETE
CONSTRUCTION, TYPING CONSTRUCTION, TYPING CONSTRUCTION, TYPING
ROUNDER-GRADE CONSTRUCTION AND TYPING INSTALLATION, FINAL GRADING
AND CONSTRUCTION OF ROUNDER-GRADE, BUILDING DRAINAGE AND
CONSTRUCTION, TYPING CONSTRUCTION, TYPING CONSTRUCTION, TYPING
PROTECTION AN EACH FOOTING OF CONSTRUCTION, ENSURE ALL EROSION
PROBLEMS ARE IN AVOIDANCE.

FINAL GRADING AND LANDSCAPING, REMOVE TEMPORARY EROSION TRENCH
AND QUALITY INSPECTION FACILITIES, COMPLETE
CONSTRUCTION OF SITE, SPECIAL
REMOVING UNDESIRABLE AREAS, INSTALL ALL SITE LANDSCAPING AND
TYPING.

NOTE: CONSTRUCTION, UNTIL ESTABLISHMENT OF THE SITE AND ESTABLISHMENT
OF ALL VEGETATION COVER, REMOVE ALL REMAINING TEMPORARY EROSION
TRENCH, REMOVED AREAS AS THEY ARE, REMOVE ALL REMAINING
FROM THE SITE INCLUDING ROADWAYS, LATCH DRAINAGE AND STORM DRAIN.

[illegible]

DRAWING STATUS		ISSUE DATE
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		04/12/2022
		SHEET NUMBER
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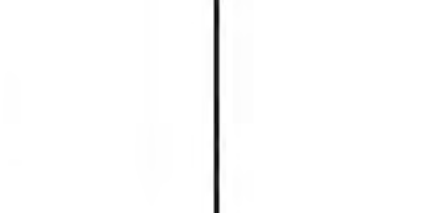
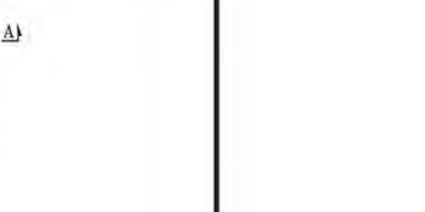
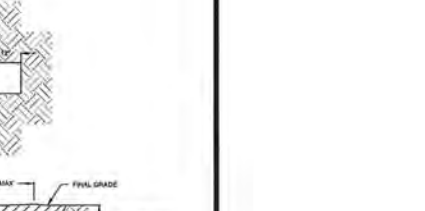
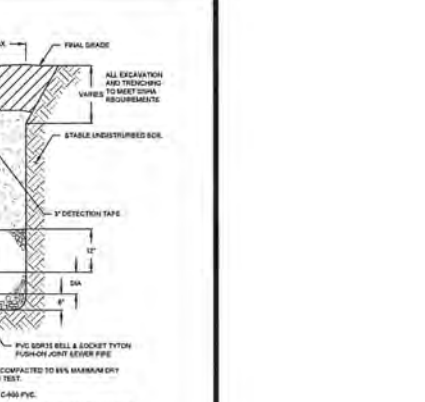
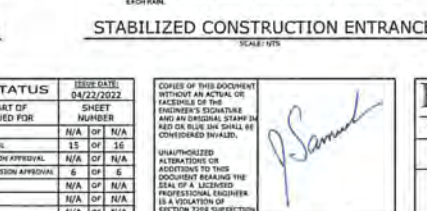
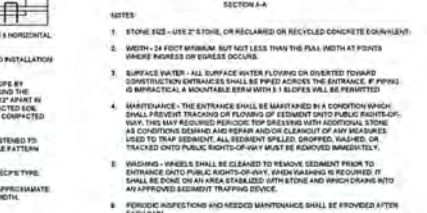
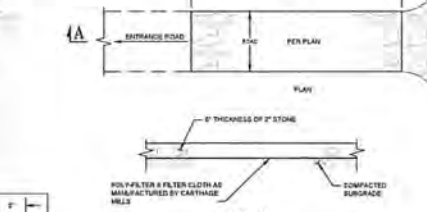
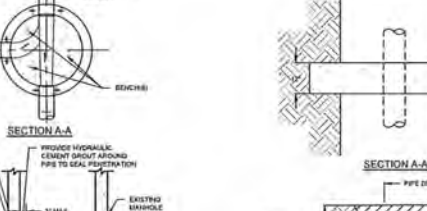
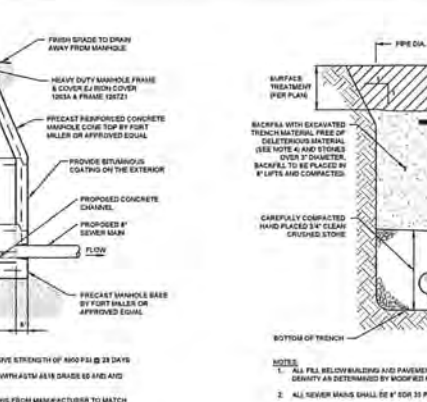
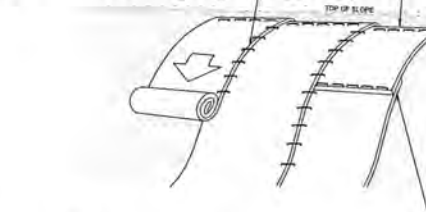
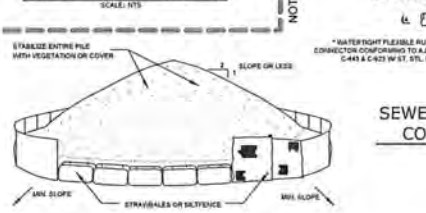
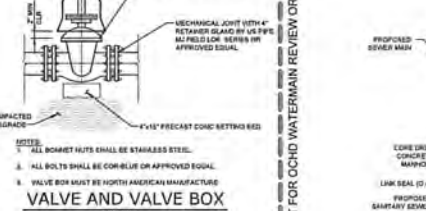
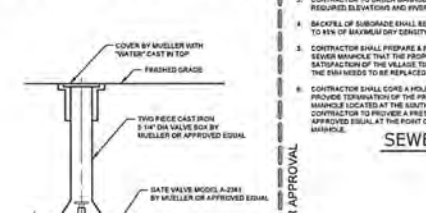
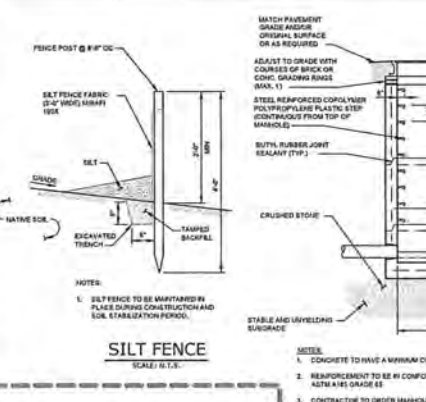
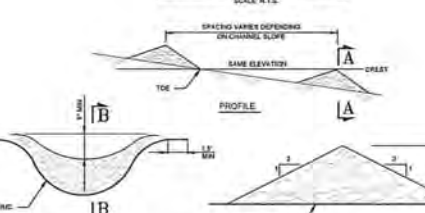
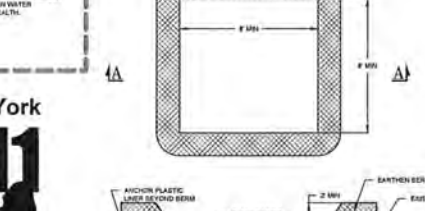
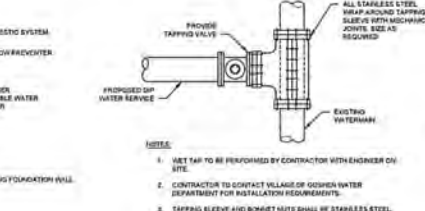
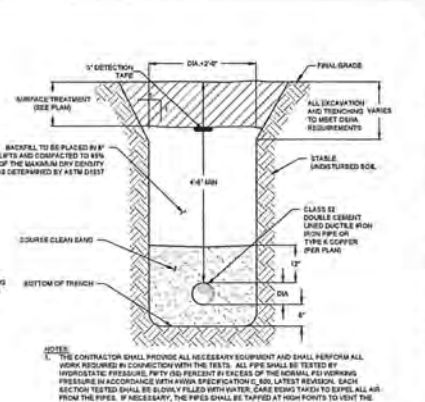
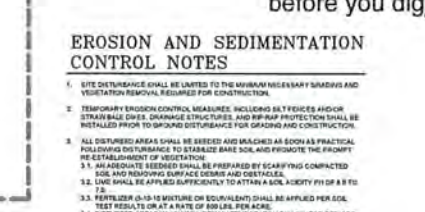
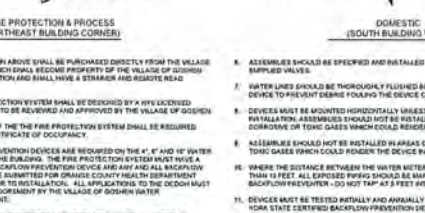
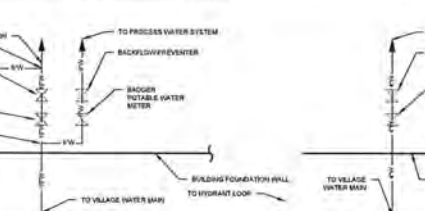
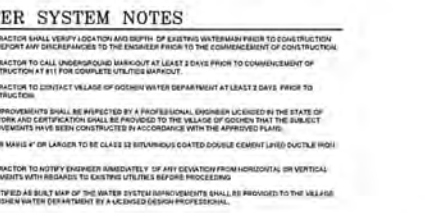
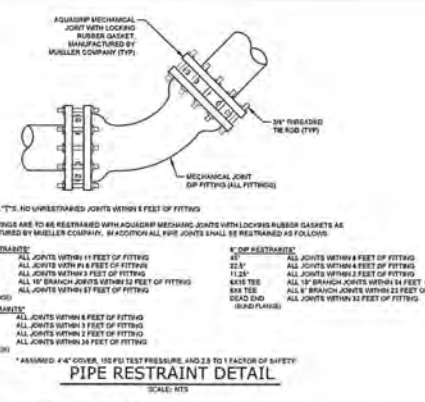
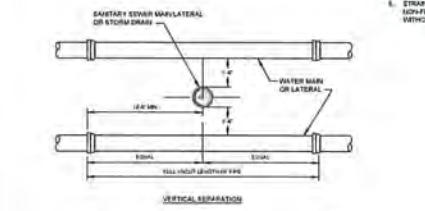
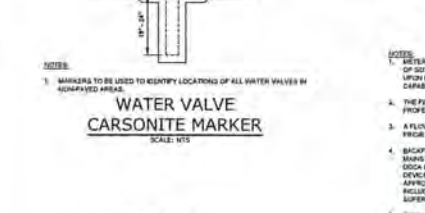
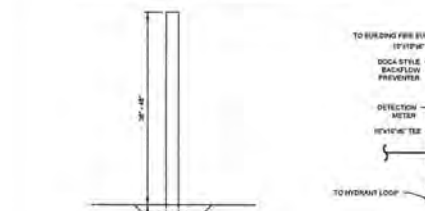
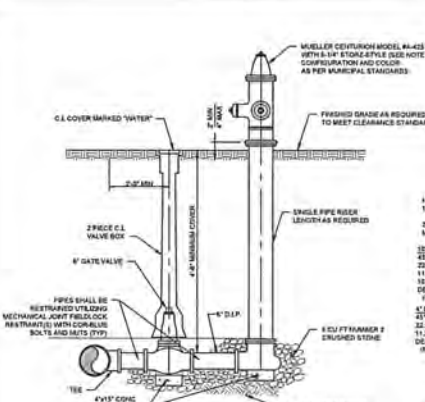
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NY EXAMINATION FILE NO.
NEW YORK LICENSE # 000033



ORIGINAL SCALE IN INCHES

 <p>ENGINEERING & SURVEYING PROPERTIES A National Franchise Opportunity with Innovative Design</p>		71 CLINTON STREET MONTGOMERY, NY 12546 Ph. (845) 452-7722 Fax (845) 457-1899	
DETAILS			
ROYAL WINE CORP. 2500 NYS ROUTE 17M VILLAGE OF GOSHEN ORANGE COUNTY, NEW YORK			
JOB #: 1081.0101	DRAWN BY: JS	<div style="font-size: 48pt; font-weight: bold;">C-301</div>	
DATE: 05/11/2001	SCALE: AS NOTED		
REVISION: E - 04/23/2002	TAIL 101: 11-1-1-1-2-2-2		

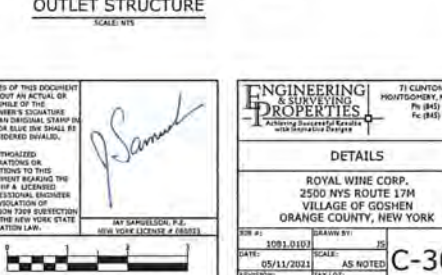
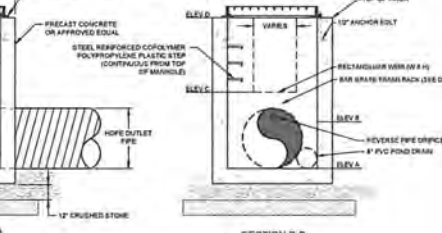
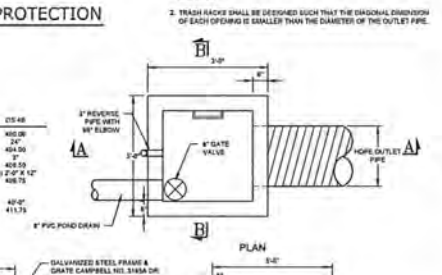
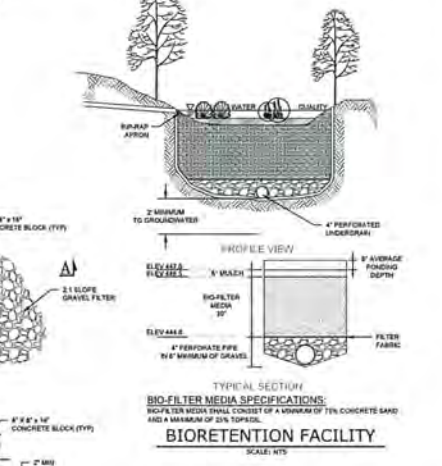
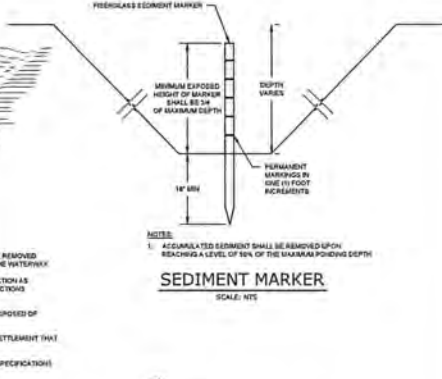


ENGINEERING
A SURVEYING
PROPERTIES
INC.

71 CLINTON STREET
PO BOX 402727
VILLAGE OF GOSHEN
ORANGE COUNTY, NEW YORK

DATE: 05/11/2021
SCALE: AS NOTED
PROJECT: C-302

DESIGNER: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]



EARTHWORK CONSTRUCTION NOTES

1. ALL WORK IS TO BE PERFORMED TO THE SPECIFICATIONS OF THE VILLAGE OF GOSHEN.

2. ALL TOPSOIL, STUFS, STABILIZED AND OTHER SUBSTITUTION MATERIAL SHALL BE REMOVED FROM ALL CONSTRUCTION AREAS.

3. DISTURBANCE OF ROCK OUTCROPPS SHALL BE BY MEANS OF EXPLOSIVES ONLY IF LABOR AND MACHINERY ARE NOT EFFECTIVE AND ONLY IF ROCK BLENDED IS CONSIDERED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS OF THE VILLAGE OF GOSHEN AND THE STATE OF NEW YORK.

4. ALL FILL FOR ROAD CONSTRUCTION, ALLOWWAYS AND PAVEMENT AREAS TO BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST METHOD.

5. SOIL AND FILLING DURING SHALL BE COMPACTED TO THE STANDARD PROCTOR METHOD ON SURFACE OR GRADES AS SHOWN ON THE PLAN.

6. COMPLETION OF GRADING AND BASEL BURNED AFTER TWO FEET OR 18" SHALL REQUIRE SURFACE AND FINISHING IN ACCORDANCE WITH NOTES INDICATING "REGENERATION EROSION CONTROL".

7. ALL SLOPES IN EXCESS OF 3:1 H/V SHALL BE CONSTRUCTED WITH LOCALLY AVAILABLE GRAVEL, TILL. THE UNDERPAVEMENT FILL SHALL BE PLACED IN TYPICAL 12" HIGH TYPICAL 12" VERTICAL LAYERS. ALL SLOPES SHALL BE PLACED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR CONSTRUCTION TEST METHOD D1557.

8. CONSTRUCTION FOR EMBANKMENTS WITH LOCALLY AVAILABLE GRAVEL, TILL, WITH AN H/V RATIO OF 3:1 OR HIGHER SHALL BE PLACED IN TYPICAL 12" HIGH TYPICAL 12" VERTICAL LAYERS. ALL SLOPES SHALL BE PLACED AT DIFFERENT MATERIALS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR CONSTRUCTION TEST METHOD D1557.

9. STABILIZATION OF FILL BURNS, AND ALL SLOPES IN EXCESS OF 3:1 H/V IN ACCORDANCE WITH EROSION AND SEDIMENTATION CONTROL.

10. ALL FILL OUTLETS SHALL HAVE SEEPAGE CONTROL COLLARS PLACED AT 1' AND 25' TO THE BIRTH OF THE EMBANKMENT.

11. SOIL RESTORATION SHALL BE APPLIED TO ALL DISTURBED AREAS THAT WILL REMAIN AS FURNISHING SURFACE. SOIL RESTORATION SHALL CONSIST OF THE FOLLOWING:

- 11.1. APPLY 3" LAYER OF COMPOST OVER BASEL.
- 11.2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12" DEEPER USING A CATAPULT OR PNEUMATIC TRACTOR MOUNTED DISC OR TILLAGE BURNING. SOIL RESTORATION SHALL BE APPLIED TO ALL DISTURBED AREAS.
- 11.3. RECOVER TILL, UNPAVED SUBSTRATE MATERIALS OF FOUR INCHES AND LARGER SIZE AND CLEANED OFF THE SITE.
- 11.4. APPLY TOPSOIL TO A DEPTH OF 3" INCHES.
- 11.5. VEGETATE IN ACCORDANCE WITH LANDSCAPE PLAN.

DRAWING STATUS		DATE
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		04/27/2022
SHEET		
NUMBER		
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF N/A
<input type="checkbox"/> PLANNING BOARD APPROVAL	15	OF 16
<input type="checkbox"/> OCCUPANCY FINAL SURVEILLANCE APPROVAL	N/A	OF N/A
<input type="checkbox"/> CIRCULAR WATERWAYS EXTENSION APPROVAL	N/A	OF 6
<input type="checkbox"/> WETLAND APPROVAL	N/A	OF N/A
<input type="checkbox"/> WISDOT APPROVAL	N/A	OF N/A
<input type="checkbox"/> OTHER	N/A	OF N/A
<input type="checkbox"/> FOR BIDD	N/A	OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF N/A
THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OF ACTIONS NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.		
THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ALL OF THE ABOVE ARE COMPLETED.		

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AS A VIOLATION OF
SECTION 7209 SUBSECTION
OF THE NEW YORK STATE
ELECTION LAW.

P. Samant

DAT SAMPURSON, P.E.
NEW YORK LICENSE # 00000

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STRUCTURAL STEEL & INCHES

ENGINEERING & SURVEYING PROPERTIES
 Activating Successful Real Estate with Innovative Design

DETAILS

ROYAL WINE CORP.
 2500 NYS ROUTE 17M
 VILLAGE OF GOSHEN
 ORANGE COUNTY, NEW YORK

DRWING NO: 1001.0107
 DATE: 05/11/2012
 SCALE: AS NOTED
 DRAWN BY: JS
 FAK LOT: 1

C-303

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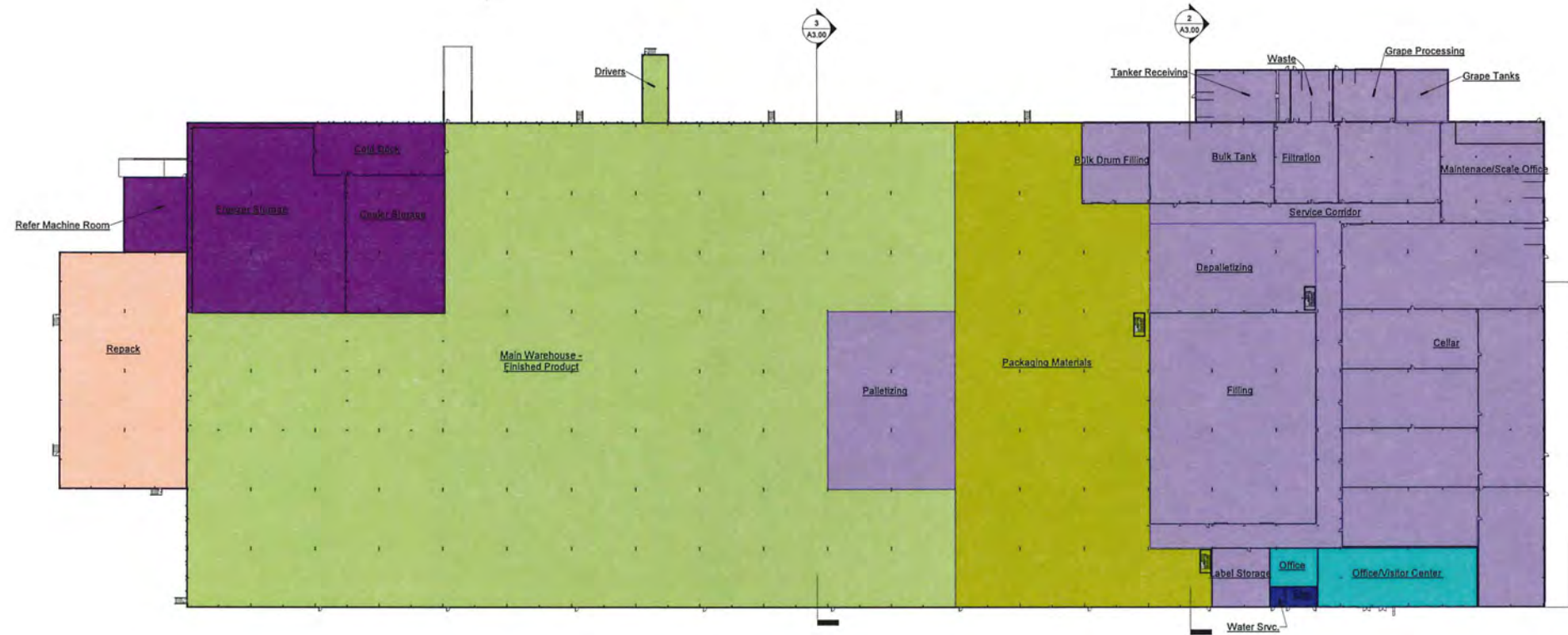
Project
New Production Facility
2500 NYS Route 17M
Goshen NY

No.	Date	Revision/Issue
1	7.21.2021	Town Submission
2	8.4.2021	Land/Title Comments
3	9.7.2021	Floor Plan Revisions

Date
6.2.2022
Scale
As Indicated
aF+S Job No.
2013a-GSHN

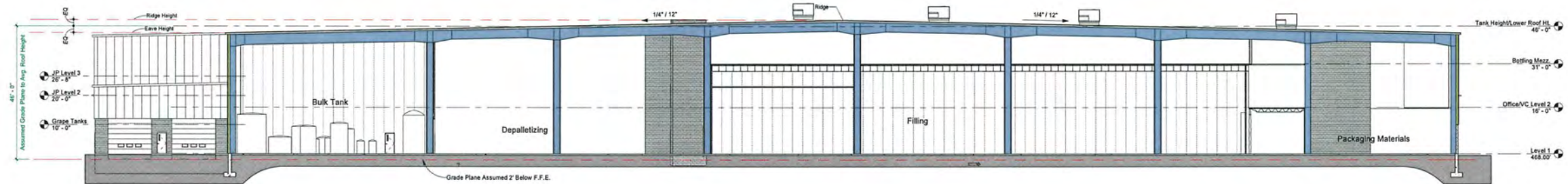
Level 1 Plan
Building Sections

A3.00

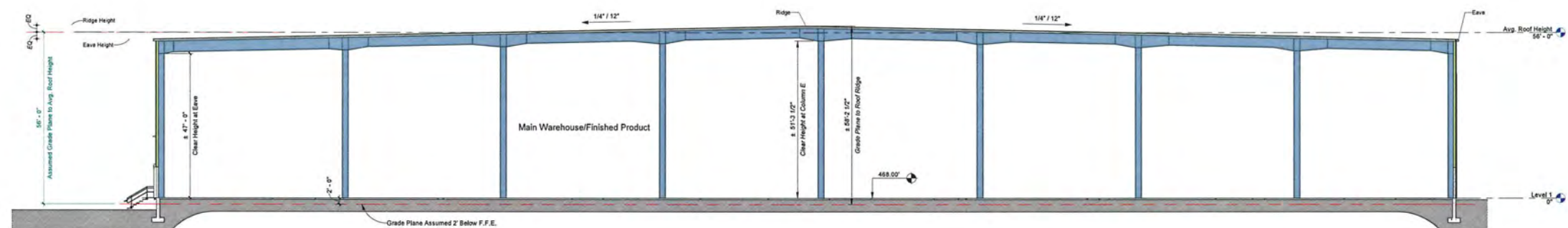


- Area Use Legend
- Freezer/Cooler and Associated
 - Office/Visitor Center
 - Packaging Materials
 - Production
 - Repack
 - Utility
 - Warehouse/Distribution

1 Level 1 Plan
1" = 50'-0"



2 Building Section at 46' Roof Height
1/16" = 1'-0"



3 Building Section at 56' Roof Height
1/16" = 1'-0"

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Project
New Production Facility

2500 NYS Route 17M
Goshen NY

No.	Date	Revisory/Issue
1	7.21.2021	Town Submission
2	8.4.2021	Land's Tally Comments

Date
8.4.2021

Scale
12" = 1'-0"

af+S Job No.
2013a-GSHN

View of Proposed



View of Proposed
12" = 1'-0"

EXHIBIT "C"

PROPOSED PILOT SCHEDULE

