

## MEMORANDUM

To: Adele Ruger and Lagusta Yearwood, Co-chairs and Planning Board Members  
From: David B. Clouser, PE  
Date: April 18, 2017  
Re: **Gopal Farm Worker Housing – Springtown Road / Site Plan Application**

File No. 1881.042.001

Our office recently received a submission for the site plan approval of new worker housing buildings and parking area at Gopal Farm at 332 Springtown Road. This 45 acre property is located in the A-3 Agricultural, FF Flood Fringe and FW Floodway zoning districts with a current land use of farmland and residential. The site is currently improved with an existing residence, storage building and barn and is serviced by an existing well and sewage disposal system.

The Applicant proposes to construct four farmworker housing units in a for its full-time employees and incorporating natural building techniques and principles of sustainability. The Applicant proposes to build four straw bale homes with a total building area of approximately 4,000 SF using the technical knowledge and experience of local natural builders. Eight new parking spaces are proposed which is more than the 6 required spaces according to 140-34. The use, “accessory use customarily incidental to any of the uses mentioned herein and on the same lot” would seem to apply to this housing that supports the farm’s agricultural use. This type of accessory use is permitted within the FF zoning district, however, such accessory uses located in the Flood Fringe zoning district is subject to additional site plan standards review by the Planning Board pursuant to § 140-52. Total site disturbance being proposed appears to be around 1 acre and therefore may require a SPDES Stormwater General Permit. No federally regulated or NYSDEC regulated wetlands are located within the property boundary. A Town regulated stream is currently shown as ‘drainage ditch’ on the sketch plan and its buffer areas should be noted on the plan.

Our office reviewed the following documents submitted in support of this project.

- *Site Plan for Gopal Farm Worker Housing*, dated March 13, 2017 by James W. Luckner, PE;
- *Project Narrative*, no date, author unknown;
- *Emergency Action Plan for Farmworker Housing*, no date, author unknown;
- *Special Use Site Plan Application and Checklist*, dated March 13, 2017;





- *Short Environmental Assessment Form*, dated March 13, 2017.

Our office also received the *Referral to Environmental Conservation Board* and associated comments, dated March 22, 2017. Our office has completed an initial review of the submitted materials and the following comments are offered to aid in the Board's review:

### **SEQRA Status and Environmental Restrictions**

1. The *Short Environmental Assessment Form*, dated March 13, 2017 should be completed on-line and resubmitted. This will allow relevant cells to be populated based on DEC automated fills where appropriate.
2. The following approval should be added to the list of agency(s) name and permit or approvals: Flood Plain Development Permit
3. Total physical disturbance area listed as less than 0.5 acres appears to be incorrect (i.e. looks like approximately 1 acre to be disturbed for buildings, parking and septic)
4. The proposed action is noted to exceed state energy code requirements. Details of the design features and technologies are required in Item 9.
5. The application lists the proposed activity as a Type II action in accordance with Part 617.5 (c)(7), the proposed development will be the construction or expansion of a non-residential structure involving less than 4000 ft.<sup>2</sup> of gross floor area. However, the proposed action is considered residential and should therefore be considered as an unlisted action.

### **Site Plans**

1. Scale appears to be incorrect (i.e., should be 1" = 100')
2. Provide sketch plan showing lot boundary
3. Setback for side yard should be 25' per bulk standards schedule for FF
4. Delineate zoning areas on sketch plan
5. Consider screening for existing home which is located close to the property boundary on the property adjacent to the south of the proposed new building(s).
6. Delineate area to be physically disturbed for buildings, roads, parking and septic.
7. Include proposed floor area, floor plan and design of all buildings and structures. Building to be designed with details per FEMA requirements for location within a flood plain.
8. The location and design of all driveways and parking and loading areas, including improvements to adjoining streets designed to facilitate the safe and convenient flow of traffic to and from the site.
9. Locally regulated stream currently shown as 'drainage ditch' on the sketch plan. Required buffer areas should be delineated on the plan.



10. Details of hay bale housing – provide architectural plans to show flood proofing elements per requirements of FEMA

**Stormwater Pollution Prevention Plan (SWPPP)**

1. NYSDEC Stormwater Discharge Permit may be required based on current plan (i.e. approximately 1 acre disturbed land anticipated for buildings, parking and septic)
2. Narrative should be updated to include discussion of potential future plans within the site (i.e. soil import or disturbance for farm roads or other accessory buildings).

**Additional Information Requested**

1. Flood Damage Prevention Code. The proposed project must adhere to all requirements details in the Chapter 82, flood Damage Prevention.
2. Waiver Requests. A written waiver request must be provided for the Board's review of any of the site plan standards that are not met in this application.
3. Health Department Approvals. Copies of approved Plans from the Ulster County Health Department should be submitted for the Board's project application file.
4. County Planning Board Referral. Project requires review of inter-community and county-wide considerations pursuant to the provisions of sections 239-m.
5. Agricultural Data Statement. An agricultural data statement should be submitted.

A written item-by-item response to the above items should be provided with the next submission to allow an efficient review. Additional comments will be provided once the design becomes more refined.

Please feel free to contact our office with any questions or comments.

Cc: George Lithco, Planning Board Attorney