

TOWN OF GOSHEN, ORANGE COUNTY, NEW YORK
ZONING BOARD OF APPEALS

Minutes of the Meeting

July 9, 2014

Present Members:

Tom Burnham
Diana Lupinski
Sue Cleaver
Carol Laskos
Lou Adamis
Kristopher Bakker
Neal Halloran

Call to Order

The meeting was called to order at 6:40 p.m.

Agenda Items

Amy's Kitchen

Neal Halloran spoke and showed pictures about his trip to California to visit the plant and Science of the Soul.

- Science of the soul is approximately 2,000 square feet and is made of a metal framework that has a tent that is put up when an event is happening. The framework is permanent and the tent part has to be put up and taken down because it can only stand 35-mile winds and dew. The framework is slanted from the stage area to the top at a 2 feet higher so that all patrons are able to see.

During events childcare is provided for parents who are attending.

- There is a main smaller building that approximately 250 people that is a permanent structure. This building contains the stage and big screen

televisions. The metal frame and tent structure connect so that during events they can open both sections for the event. There is no permanent lighting in the structures so lighting is brought in from an outside source during night events.

- There are two entrances and exits to the area with a bus lane only. They encourage bus transportation to the events and provide those patrons with box lunches to go. Leaving after an event they have volunteers let out 10 to 20 cars at a time rotating from each parking lot. This keeps traffic flowing and gets everyone out safely. They also have formed the parking lot so that patrons walking out of the event are not walking where traffic is leaving. There is a separate area for patrons to walk to their vehicles to leave.
- In Goshen, New York Amy's Kitchen is looking to get permission from the county to get two separate entrances/exits. One entrance on Echo Lake Road and one on State Route 17m.
- Plant has approximately 15 trucks a day going in and out of the plant.
- Plant trucks will exit only on to State Route 17m and will then have a full intersection with a light.
- The plant/factory had no smell and contained no raw produce. No raw produce are brought into the plant. All produce are individually quick freeze, prepped, and cut before they are brought into a plant. Amy's Kitchen is actively looking for a company local to quick freeze foods from local farmers. The only items that are not frozen are sauces and beans.
- Most foods are hand made and individually placed like an assembly line by factory workers. Factory workers are rotated and do hand exercises every hour to reduce the risk of arthritis.
- Amy's Kitchen is looking into the options of solar or possibility for cheaper energy for plant/factory.
- sewer plant would be approximately under 300. In California there is one man that checks the plant sewer every 10 minutes during a 10-12 hour a day. After that someone checks the sewer plant every 2 hours. There is very

little sewage due to not having to process the food in the plant. They are also looking to have organic waste to be used for farmers around the area for compost.

- Amy's Kitchen is approximating 220 thousand gals of water usage, from the Village of Goshen, and approximately 80 thousand gals of sewage a day. Tertiary treatment and possibility of running the plant to Heritage Trail sewage is a thought for the New York plant.

Question and concerns:

- Why they won't reuse their water for their cooling system, toilets, other areas to run the plant, or etc.
- The concern that the building be empty in 15 years.
- That they will not bring jobs to locals in the area.
- Will water become a main problem for the residence and will Amy's Kitchen have enough to run the plant.
- Will this business have the potential to open the floodgates for many other businesses?

New York State Psychiatric Center

- Currently the Psychiatric Center is zoned for commercial, residential, one or two family dwelling, special permit, warehouses, and light industry.
- The Psychiatric Center is state owned and may go private. If the state retains ownership and use of the building they can put whatever they want there without the Town's approval. If the state still retains ownership and gives the use of the building to someone else the Town can decide what is appropriate to go in that building.
- The board suggested possibility of a hotel to take the residential part out of zoning except for the second floor dwelling/apartments. All Members voted approved to take residential **out** of the zoning. Neal Halloran said he would propose the removal of residential to the Town of Goshen Town within a month.

Open Discussion

- Neal Halloran stated the Town Board would like to relook at commercial zonings. They also want to change state roads such as State Route 17m and State Route 17a to commercial zonings. As well as propose more commercial on Echo Lake Rd and Hartley Rd.
- An application for Cheechunk Rd was put in to the Building and Zoning Department for the Orange County Chinese Christian Church.
- The AT&T Tower is all ready to go and should start building soon.

Adjournment

- Meeting over at 8:00p.m.

TOWN OF GOSHEN
Zoning Board of Appeals
April 5, 2016

Members Present:

Frank Leva, Chairman
Trino Canton
Cynthia Hand
Bob Farfalla
Ed Garling

Also Present:

Kelly Naughton, Esq., Attorney
Neal Halloran, Building Inspector
Tanya McPhee, ZBA Secretary

The ZBA meeting was opened at 7:33 p.m. by Chairman Frank Leva.

Motion to adopt the minutes was made by Frank Leva, seconded by Trino Canton. Motion carried 4-0. Cynthia Hand arrived at 7:35 pm.

7 Durland Rd, LLC 20-1-26.23 - +/- .5 located on 7 Durland Rd in the RU, AQ3 overlay district. Convert a single family dwelling into a two-family dwelling. Requesting an area variance from 97-19 B & C and 97-36 A.

Appearing for the application were Peter and Chris Kimechik.

Attorney Naughton stated the ZBA could not act at the last meeting because it did not have the 239 report from the County Planning Department and 30 days had not yet passed. The County Planning Department recommended this application be a local determination. Comments were also received from the Department of Public Works stating no further review was required by them.

Based on comments at the prior meeting, the attorney drafted a decision which was emailed out and it included one condition regarding the on-site waste water treatment plant. The condition was read by Attorney Naughton.

Upon motion by Ed Garling, seconded by Trino Canton, the variance -vwith mentioned condition was approved unanimously 5-0.

PUBLIC HEARING

Orchard at To''her Farm, LLC 12-1-103 – 3.42 +/- acres located on Musket Court and St. Rte 17M in the I zone. Requesting an area variance 97-14d 2(b), 3(a) 4.

Appearing uv,,11...c:uu was John Petroccione, PE. He stated there were no changes to the plan. he understood that the public hearing was not noticed.

Attorney Naughton stated that there was an error and there was no publication of the public notice and it was not mailed to neighboring properties. She advised the Board that they should open the public hearing to hear any comments and then should adjourn to another meeting. The applicant is on the next Planning Board agenda to begin SEQRA.

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Chairman Leva opened the public hearing for this application. There were no comments.

Upon motion by Chairman Leva, seconded by Ed Garling a motion to adjourn the public hearing to May 17, 2016 was unanimously passed 5-0.

Chaffee Pools - 11-1-120.212.49 +/- acres located on Route 17M in the CO district for business with apartment.

Appearing for the applicant was Nick Rugnetta of Pietrzak & Pfau, Dan Blume, Esq. and Mr. and Mrs. Chaffee. Chairman Leva asked for a brief review of the project.

Nick Rugnetta stated the applicant is in front of the Planning Board for SEQRA. That is pretty much resolved at this point. He gave to Attorney Naughton today all of the variances that the applicant believes they require. Most of the variances have to do with the display area, the main building and the private apartment. The building setback lines, due to two front yards, do not leave much room to do anything within the property. They are here tonight to review the variances and answer any questions that the Board may have.

Attorney Naughton stated Mr. Rugnetta did provide the Board with a listing of the variances that were being requested. There is a change with the accessory apartment. The apartment is now solely going to be located on the second floor. Upper-floor apartments in the CO Zone are permitted, so no variance is required.

Attorney Naughton stated that the code calls for the building to be placed in front of the parking. The building inspector has interpreted that so long as the parking spaces are behind the front plane of the building. The parking spaces are not fully located behind the plane of the building, but coming into the building. This is a variance that is included.

Neal Halloran also stated the front setback from 17M needs a variance. As part of that variance a fence is going to be considered part of it because a six-foot-high fence is not allowed in a front yard. It is for the principal building and accessory pool and patio area. In-ground pools have the same setbacks as principal buildings.

Chairman Leva stated he had some comments on the landscape aspect of the proposed plan. He asked the applicant is looking to not do a sidewalk/bike path as required.

Attorney Dan Blume stated that the reason why his client was asking for a variance from this their application is because nearby is the Heritage Trail which offers recreational opportunities for the neighbors. They also indicate that there doesn't appear to be any sidewalks within a and half of the property. It would basically involve construction of a sidewalk to nowhere at this point. Alternatively they were to direction the

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Planning Board and engaging in appropriate landscaping so as to create a very aesthetically pleasing front on 17M.

Attorney Naughton stated the application is on Thursday's Planning Board agenda. At the last Planning Board meeting they authorized the drafting of a negative declaration in connection with an expanded Part 3. She expects them to adopt and issue a negative declaration.

The applicant stated the billboard that is currently on the property will be taken down at the end of May.

The Board discussed why the veterinary hospital did not have a sidewalk. Neal Halloran stated they are also required to have it and it was agreed to let it be put in at some future point. Trino Canton stated that the Board should look at the big picture as to why Town code requires such sidewalks and to consider that if the Board keeps waiving the requirement for applicants, it defeats the purpose of the master plan. Cynthia Hand stated that the Heritage Trail is not maintained in the wintertime, but that a private sidewalk would have to be.

The Board questioned the color of the building and roof and were provided with tile samples of the proposed colors. The applicant should provide a lighting plan with the site plan as well as landscaping plans.

Attorney for the applicant, Dan Blume, summarized in his view the entirety of variances he believed his client was seeking. Attorney for the ZBA, Kelly Naughton, advised the Board that she had combined some of the variances together that had the same requirements in a memo to the Board.

This application has been referred to the OCDPW and Orange County Planning Department for comments.

This application does require a public hearing.

Upon motion by Bob Farfalla, seconded by Trino Canton, a motion to schedule a public hearing for May 3rd, 2016 was unanimously passed 5-0.

A motion to adjourn the meeting was made by Chairman Leva, seconded by Bob Farfalla. Motion carried 5-0.

Meeting adjourned at 8:33 pm.

Respectfully submitted,

Tanya McPhee
ZBA Secretary

TOWN OF GOSHEN
Zoning Board of Appeals
March 1, 2016

Members Present:

Frank Leva, Chairman
Trino Canton
Cynthia Hand
Bob Farfalla
Ed Garling

Also Present:

Rick Golden, Esq., Town Attorney
Neal Halloran, Building Inspector
Tanya McPhee, ZBA Secretary

The ZBA meeting was opened at 7:30 p.m. by Chairman Frank Leva.

Motion to adopt the minutes with revision made by Frank Leva, seconded by Trino Canton.
Motion carried 5-0.

PUBLIC HEARING

7 Durland Rd, LLC 20-1-26.23 - +/- .5 located on 7 Durland Rd in the RU, AQ3 overlay district. Convert a single family dwelling into a two-family dwelling. Requesting an area variance from 97-19 B & C and 97-36 A.

Ken Coleman, a neighbor to the applicant appeared at the public hearing. He stated he had no problem with the project.

Chairman Leva polled for questions and comments. He stated he would like to see an engineer certify and look over the review that the septic company had put on paper stating that the capacity would be okay for the extra bedrooms.

Trino Canton asked as to what type of precedent would be set by granting a variance like this. Attorney Rick Golden stated it was just a public hearing at the moment and that had not yet been discussed. He did state that it is a little bit of an unusual situation when it is not asked in an area variance to go ahead and vary typical dimensional aspects such as setbacks or coverage issues. In this application the use says for only one family. If a two-family is requested, is it dimensional or a separate use? Mr. Golden stated that because residential is permitted in the zone, one versus two-family is dimensional in nature and is subject to the typical balancing test using the _____ factors.

Mr. Golden stated the applicant should make their case. _____ applicant stated the home would match the rest of the neighborhood and that they planned to make it more attractive than it is currently. He stated economically, _____ a two-family home would prove to be more lucrative. They planned to add a second story to the existing home and the _____ are two-story.

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March 1, 2016

Mr. Golden stated that according to the five factors, two of them are against the applicant. The first factor is that the variance is substantial and the second being that the need for the variance is self-created. He stated more weight would be placed on how the variance would change the character of the neighborhood and whether or not it would hurt the environment. That is something that the ZBA would have to consider.

With no other comments, Chairman Leva made a motion to close the public hearing, seconded by Bob Farfalla. Motion carried 5-0.

Mr. Golden stated the application is a Type II action and a Municipal 239 Referral was sent to the Orange County Planning Department. He stated he would provide a draft resolution to consider at the next meeting of the ZBA on March 15, 2016.

Mr. Golden asked the Board if they would like to discuss the relevance of the five factors at this time. He stated that it was fairly apparent that the variance is substantial and the issue self-created. He asked the Board if they felt there would be a change in the character of the neighborhood and could the variance the applicant was asking for be achieved in another way. Mr. Golden stated that the applicant stated for financial reasons, they could not achieve their goal any other way.

The Board discussed the other neighbors in the surrounding area and identified one single-family residence adjoining the application property. Trino Canton felt the surrounding area will not be affected and/or changed by granting the variance. Mr. Golden suggested to the board members they should take a visit to the site before the next meeting to see it in person. Ed Garling stated that there were no negative impacts that he could see.

Orchard at Towner Farm, LLC 12-1-103 – 3.42 +/- acres located on Musket Court and St. Rte 17M in the I zone. Requesting an area variance from 97-14d 2(b), 3(a) and 4.

Appearing for the applicant was John Petroccione, PE. A previous variance granted by this ZBA required maintenance of a vegetative berm along Rt. 17M. The owner was unaware that the Town Supervisor did not have the authority to tell him he could remove it, yet it was removed. Based on the discussion at the last ZBA meeting, the owner has put in a row of plantings along the extent of the disturbed portion of the berm. There are a total of 12 white pines that are seven-to-eight-feet in height, 15-foot on center. It is basically matching what the Board had required for screening on the last application _____ years ago screening the site from the church across the street.

The property owner is hoping for some thinner trees as they go along. He does not believe his property is an eyesore and would like his retail business to be seen from Rt. 17M. As mentioned at the last _____ the old scrub brush berm created _____ distance issues. Ed Garling mentioned that he visited the site and did not _____ the trees _____ the distance.

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Neal Halloran stated there were several allowances given to this property at the time of approval as a result of being not able to be seen from Rt. 17M because of the berm. Some of those allowances were the pitch of the roof and the chain-link fence. It was also pointed out that the retail portion of the business was considered to be a smaller, accessory use and the bulk of the operation is wholesale.

Mr. Golden told the applicant that they were given relief from certain design standards based upon the fact that the building was not visible from the public road. Further discussion was had regarding the applicant's wish to be more visible.

The application will be referred to Orange County Planning under 239 Municipal Law. A motion to schedule a public hearing for April 5th, 2016 at 7:30 pm in Tovvu Hall was made by Chairman Leva, seconded by Ed Garling. Motion carried 5-0.

The Board briefly discussed Orange County Fellowship Church's application and where it is in the process with the Planning Board.

A motion to adjourn the meeting was made by Chairman Leva, seconded by Bob Farfalla. Motion carried 5-0.

Meeting adjourned at 8:31pm.

Respectfully submitted,

Tanya McPhee
ZBA Secretary

TOWN OF GOSHEN
Zoning Board of Appeals
February 16, 2016

Members Present:

Frank Leva, Chairman
Ed Garling
Cynthia Hand
Bob Farfalla

Also Present:

Kelly Naughton, Esq., ZBA Attorney
Neal Halloran, Building Inspector
Tanya McPhee, ZBA Secretary

The ZBA meeting was opened at 7:30 p.m. by Chairman Frank Leva.

A motion to adopt the minutes from the January 19, 2016 meeting was made by Chairman Leva, seconded by Cynthia Hand. Motion carried 4-0.

7 Durland Road, LLC 20-1-26.23 - +/- .5 acre located on 7 Durland Rd in the RU, AQ3 overlay district. Convert a single-family dwelling into a two-family dwelling. The applicant is requesting an area variance from 97-19 B & C and 97-36A.

Appearing for the applicant was Peter Kimechik. He explained he would like to convert the property from one family to a two-family by creating two, two-bedroom apartments. He wishes to attract older tenants without children or young, professionals. He states there is adequate septic and well. There is only one house that abuts the property which is the Coleman residence. The Coleman's have submitted a letter of support. The applicant states the yard is large.

Kelly Naughton stated she would put together a memo for the board on this application. She stated it is permitted under the code to convert to a two-family dwelling. The application would have to be referred to Orange County Planning for review because it is within 500 feet of St. Rte. 94. She stated it is an area variance due to a substandard lot size. This application will require a public hearing.

Chairman Leva polled the board for questions and comments. Chairman Leva questioned the septic signoffs. He recommended it be certified by an engineer or have the town engineer look at it.

Kelly Naughton stated the application could be scheduled for public hearing on March 1, 2016.

Chairman Leva made a motion to schedule a public hearing for March 1, 2016, seconded by Bob Farfalla. Motion carried 4-0.

Orchard at Towner Farm, LLC 12-1-103 – 3.42 +/- acres located on Musket Court and
Rte. I zone. is an area
and 4.

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Zoning Board of Appeals
February 16, 2016

Appearing before the board was the engineer and the applicant for the project. The project had previously appeared before the board a few years ago. There is an existing variance on the property. Part of the current application is to increase the variance to add onto an outbuilding.

The applicant also would like to address two other issues. Previously the board had requested that the applicant keep a berm along the property's frontage on 17M undisturbed. During initial construction the applicant did do that. Subsequently in its unmaintained condition it was ugly and created site distance issues. Mike Tiller, the applicant, spoke to the Town Supervisor about removing the berm and then did so, unaware that the Supervisor lacked the authority to allow that.

Secondly, there are two existing propane tanks on the site. Initially the chain link fencing was incorrectly installed slightly over the property line approximately two-and-a-half feet. The propane tanks were measured off of the fence, therefore the tanks are two-and-a-half feet too close to the property line. The fence was subsequently moved to the correct location, but the tanks are a massive undertaking to relocate. The applicant is requesting a setback variance for the tanks.

Regarding the berm, because of its removal, many of the visual criteria in the industrial zone now applies to the property where before it did not. Specifically, the required roof pitch on the commercial building was not constructed on any of the three existing buildings, nor is it proposed on the additions. There is a substantial increase in the cost of construction to make the roofs conform to the pitch. There is also existing chain-link fencing surrounding the developed portion of the property. The chain link was allowed because the property was not going to be highly visible from 17M. The applicant is requesting that the board allow that fence to stay.

There is also a requirement for a bike path and/or walkway through the property's green space frontage. The property is welding supply and chemical storage. The applicant feels this is not an ideal space for a walking path and bike trail and there is nothing for it to connect to. They would like for this requirement to be waived as well.

The board discussed the site distance issues coming over the hill on 17M and the snow piles created in the wintertime. Neighbors have thanked the applicant for removing the berm.

Chairman Leva asked about the addition to the building. Kelly Naughton stated the applicant is before the Planning Board with an amended site plan. She stated she would send the ZBA members the paperwork regarding the prior decision on the property for review as well as the resolution of the Planning Board. The applicant did provide a analysis of before and after the berm.

Cynthia Hand questioned the roof pitch. The engineer explained because the building exists, it would be difficult to change with an addition. The board further discussed landscaping to the property appealing. The board was in favor of further landscaping

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February 16, 2016

Kelly Naughton stated the application must go for a 239 referral to Orange County Planning.

Chairman Leva made a motion to adjourn the application to March 1, 2016, seconded by Bob Farfalla. Motion carried 4-0.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Tanya McPhee
ZBA Secretary

TOWN OF GOSHEN
Zoning Board of Appeals
October 20, 2015

Members Present:

Frank Leva, Chairman
Priscilla Gersbeck
Cynthia Hand

Also Present:

Kelly Naughton, Esq., ZBA Attorney
Neal Halloran, Building Inspector
Tanya McPhee, ZBA Secretary

The ZBA meeting was opened at 7:30 p.m. by Chairman Frank Leva.

Orange County Fellowship Church - Tax Map 11-1-1001:2

Site plan and special permit application for a religious use on 7.12 acres on Duck Cedar and Old Chester Roads in the RU District with AQ-6, Floodplain & Ponding Area, Stream Corridor and Water Supply Watershed and Scenic Road Corridor Overlay Districts.

PUBLIC HEARING

The Orange County Fellowship church was noticed for a public hearing this evening. Board Attorney Kelly Naughton explained that it was expected that SEQRA would be completed before the Planning Board, however it was not. The Planning Board has requested an expanded Part 3 with additional information on visual, flooding and traffic. The applicant is not prepared to go forward tonight, but since the public hearing was noticed the Zoning Board of Appeals should open the public hearing to hear any comments and the applicant has requested it be adjourned for one month to November 17, 2015.

Chairman Leva made a motion to open the public hearing for Orange County Fellowship Church, seconded by Priscilla Gersbeck. Motion carried 3-0.

Building Inspector Neal Halloran invited interested members of the public to inspect the proposed plans.

First to speak from the public was Gerri Corey of 115 Old Chester Road. She is concerned with the size of the parking lot, the traffic that will be created on Duck Cedar Road and the flow of water over such a large impenious area.

Next to speak from the public was Alan Jorgenson of 124 Old Chester Road. Mr. Jorgenson presented ZBA with photographs depicting flooding and the current flow of water at the site onto his property. The photographs were retained by the Board as exhibits. Mr. Jorgenson is very concerned with flooding to his property and water runoff that currently runs into his basement from the property. He is too large and that the applicant should abide by the "",...

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Glennis Jorgenson of 124 Old Chester Road was concerned with the amount of cars and traffic that the applicant is proposing.

Sean and Megan McAllen of 138 Old Chester Road expressed concern that they just built their home and had no idea such a project would be allowed so close to their property. They would not have built their home there if they had known. They expressed concern for their property's value.

Andrea Corey of 111 Old Chester Road stated she did not want to see a church in a rural, residential area near her home and expressed dismay at the sounds of cars and people so close to her home.

Chairman Leva asked Alan Jorgenson to describe what was depicted in the photos he presented to the ZBA.

Attorney Kelly Naughton explained to the public that many of their concerns were actually Planning Board issues and that tonight's public hearing was specifically to address an area variance from the requirements of impervious coverage allowed at the project site.

The public hearing was adjourned to November 17, 2015 at 7:30 pm in Town **Hall**.

A motion to close the ZBA meeting was made by Chairman Leva, seconded by Priscilla Gersbeck. Motion carried 3-0.

Respectfully submitted,

Tanya McPhee
ZBA Secretary

TOWN OF GOSHEN
Zoning Board of Appeals
September 15, 2015

Members Present:

Frank Leva, Chairman
Priscilla Gersbeck
Trino Canton
Bob Farfalla

Also Present:

Kelly Naughton, Esq., ZBA Attorney
Neal Halloran, Building Inspector
Tanya McPhee, ZBA Secretary

The ZBA meeting was opened at 7:30 p.m. by Chairman Frank Leva.

Orange County Fellowship Church - Tax Map 14-1-100.2

Site plan and special permit application for a religious use on 7.12 +/- acres on Duck Cedar and Old Chester Roads in the RU District with AQ-6, Floodplain & Ponding Area, Stream Corridor and Water Supply Watershed and Scenic Road Corridor Overlay Districts.

Representing the applicant:

Jay Myrow, Esq.
Anthony Trochiano, Pietrzak & Pfau
Reverend Shellie Sampson

Jay Myrow introduced himself to the Board. He stated that there is an application in before the Planning Board to build a church for the fellowship. A number of issues have been worked through with the Planning Board. In June the applicant knew they may need a variance and asked Neal Halloran for an interpretation for what may be needed. That is needed is a requirement in the RU Zone that in small scale development the bulk requirements limit maximum impervious coverage to 10 percent. The plan as it stands covers approximately 33 percent of the area.

Mr. Myrow stated the applicant is either before the ZBA for an interpretation or an area variance as to whether or not the 10 percent coverage actually does apply to the proposed development or to seek a variance from the 10 percent requirement if it does apply. Mr. Myrow stated that in the RU Zone §7-19c small scale developments are described and defined as a development of no more than four (4) new residential lots.

Neal Halloran previously rendered the interpretation that this project, based on prior subdivisions, should be considered a small development and the regulation should apply. Mr. Halloran's position is that the regulations in the use tables of the RU Zone state that religious uses are permitted as a specially permitted use. He said there are no separate regulations in the code that set forth bulk regulations for building a church.

Mr. Myrow stated that the proposed project is a non-residential development and the 10 percent standard is a residential standard. It is a regulation for impervious materials that bears no

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relation to what would be expected in a commercial development. In other code districts in the Tmwn, commercial developments allow up to 70 percent.

Anthony Trochiano stood before the Board and gave a brief description of the project. The property is located off of Old Chester Road and Duck Cedar Road near the intersection of 17M. On the southern boundary of the project is Heritage Trail. The eastern side of the property is the Otter Kill. Mr. Trochiano stated all of the overlay districts on the site. The proposed project is for a 410 seat-church, along >with a 70 seat youth room, classroom space, office space and storage space. They are also proposing potential future expansion for a multi-purpose room. There >will be parking facilities associated \with the church, a proposed carriage house for an on-site caretaker, storm water facilities, and a gravel parking area that is within the floodplain area.

The Board was polled for questions and comments. Chairman Leva asked Neal Halloran about the history of the subdivision before this point in time. Trino Canton asked if this church was associated \\with the one further up the road \\with the trailers. That is the applicant's current facility. Entrance and egress was discussed. Chairman Leva stated the site was a sensitive area in terms of asphalt parking and oils. He stated there were ways to make some of that area penious. Bob Farfalla inquired about the plan for runoff. Mr. Trochiano stated a bio retention facility and explained how that works. The Board asked questions of the Reverend. The allowed bulk regulations of other zones were discussed.

Mr. Mr:row pointed out a conflict in the bulk table on the map, that conflicts with the below calculation. The 38.7 is the correct calculation not the 33 percent. Mr. Myrow asked that the Board please amend the application to reflect 38.7 as what is needed.

Kelly Naughton stated this application is before the Planning Board. The Planning Board has declared their intent to be lead agency for SEQRA. Involved agencies include the ZBA, the DEC and the Department of Health and it is a Type I action. The ZBA cannot act until SEQRA has been completed by the Planning Board.

VOTE BY PROPER MOTION, made by Mr. Canton, seconded by Bob Farfalla, the Town of Goshen Zoning Board of Appeals sets a public hearing on the variance application of Orange County Fellowship Church for October 20th, 2015. Approved unanimously.

Mr. Leva	Aye
Mr. Canton	Aye
Mr. Farfalla	Aye

Note: Priscilla Gersbeck left before the vote was taken.

VOTE BY PROPER MOTION, made by Bob Farfalla, seconded by Trino Canton to adjourn Town .. Board of Appeals meeting at 8:15 p.m. Approved unanimously.

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Mr. Leva	Aye
Mr. Canton	Aye
Mr. Farfalla	Aye

Respectfully submitted,

Tanya McPhee
ZBA Secretary