

APPROVED MINUTES
Town of Goshen Planning Board
Town Hall
41 Webster Avenue
Goshen, New York
February 19, 2015

Members Present:

Reynell Andrews
Dr. Kris Baker
Lee Bergus, Chair
David Gawronski
John Lupinski
Giovanni Pirraglia

Also Present:

Sean Hoffman, PB Engineer
Kelly Naughton, Esq. PB Attorney
Neal Halloran, Building Inspector

Absent: Phil Dropkin

The PB meeting was opened at 7:30 p.m. by Chair Lee Bergus.

The minutes of the meeting of February 5, 2015 were approved with corrections.

Public Hearing

Orange County Chinese Christian Church – 10-1-56.3 Site plan and special permit application for a religious use on 27.118 +/- acres on Cheechunk Road in the RU District with AQ6 overlay.

Representing the applicant:

David Higgins, PE

Mr. Higgins gave a brief description of the project which is the construction of a church building for the Orange County Chinese Christian Church congregation who now share space in St. Paul's Church in Monroe. The 27 acre site is on the north side of Cheechunk Rd. between NYS 17 and Cheechunk. The proposal is for construction of a 15,800 sq. ft. two-story building and a 600 sq. ft. pavilion in the rear of the property. Access will be directly off Cheechunk Rd., Mr. Higgins said. Parking will be on the side and the rear of the church. Mr. Higgins said that water will be supplied by an individual drilled well and sewage disposal will be through subsurface sewage disposal systems in the rear of the church building.

Mr. Hoffman said that since the January meeting, the well test plan was reviewed by Town Hydrogeologist Bill Canavan. It is a non-residential water supply and so under the Code it is evaluated on a case by case basis, Mr. Hoffman said. The applicant has proposed a 24-hour test which Mr. Canavan agrees is adequate. Mr. Canavan also wants to see the monitoring plan before testing and requests that a number of manual readings be done, Mr. Hoffman said.

The architectural rendering showed a “contemporary traditional American designed church”, Mr. Higgins said, with a total building height slightly under 35 feet. The steeple projects above that for an additional 19 feet and conforms with Town’s regulations, he said.

Mr. Bergus opened the public hearing to public comment.

Bruce Johnson of 113 Cheechunk Rd. asked about well testing and parking.

Mr. Higgins answered that the applicant submitted a water testing protocol to the Town who reviews it. He said that notices will be sent to residents within a certain radius asking if they want to participate in the well monitoring. He said that the water usage is expected to be a maximum of 1200 gallons per day, representing .83 gallons a minute and considerably less than a typical residential single family home. He said it is considered to be “a low yielding water load.”

Mr. Higgins said that the proposed parking will be a total of 100 spaces, all to be located in the rear and to the side of the building. He explained that there is one way in and out for the building with a landscaped boulevard in between. The Code requires 100 spaces, he said. There is a field in the rear which will be kept as a lawn and can be used for additional parking, he said. The existing tree line along the property line will be retained. The front will be graded and there will be a landscaped berm between the road and the building to soften the view from the road and the nearest house, Mr. Higgins said.

Greg Hannibal of 111 Cheechunk Rd., asked how much of the vegetation will remain between his house and the church site but it was learned that his house is actually across the street and further down the road from the site.

Jennifer Carroll of 112 Cheechunk Rd. said her house will have a direct view from the field and that she is concerned about parking, lighting, the sewage system and how much vegetation will remain.

Mr. Halloran said that the parking required is based on the size of the building and the number of seats. The septic system will be designed for full capacity although the church doesn’t anticipate full capacity, he said. There is room for expanding the septic system, if it should fail, but that is not expected. The tree line between the two properties will remain. He said the applicant is proposing supplementing the tree line with some evergreen trees. Full cut-off lighting will be used with all lighting cast down. It was noted that there will be an even distribution of light across the parking lot, with no glare. There is a 12 ft. high berm separating the two properties so the parking lot, which is at a lower elevation, will be screened from the Carroll’s vantage point. The lights will be timed and only used when the church is being used.

Shirley Johnson of 113 Cheechunk said she is concerned about the construction and asked about the time line. Mr. Higgins said that construction hours may be 8 am to 8 pm during the week and 9 am to 8 pm on weekends, per the Town Code. Mr. Higgins said that construction could start this year and he anticipates a six month construction period.

Mr. Johnson asked how the project will affect the draw from the electrical sub-station down the road. Mr. Higgins said there won't be any impact to residences.

Mrs. Johnson asked about the hours of operation of the church. Mr. Higgins said it can be an 8 am to 8 pm operation but that church services will probably be from 9am to 1 pm Sunday.

Mr. Johnson asked if this building is to be used exclusively for religious purposes or whether there will be a school component. Mr. Higgins said there will not be a day care facility or a tuition school. Mr. Halloran said that the Town is not approving any other use except what would be an accessory use. If there was any other use, than an accessory use, the applicant will have to come back to the PB for consideration, he said.

The public was informed that if the public hearing is closed by the PB that they can raise their concerns with the Building Inspector who could share them with the PB.

Mr. Andrews asked if the water testing is necessary considering the amount proposed to be used and the costliness of the testing. Mr. Hoffman said that because this is non-residential, it is decided on a case by case basis. In this case the applicant proposed a 24 hour test and the Town Hydrogeologist agrees that will be adequate, he said. Also the applicant will probably monitor three to four off-site wells, Mr. Hoffman said. Mr. Halloran said that if residents are interested in having their wells monitored, they should let the Building Inspector's office know.

Mr. Higgins said that there will be kitchen facilities and an assembly area designed for 60 seats, apart from the sanctuary. Mr. Hoffman said there will be two separately designed septic systems.

VOTE BY PROPER MOTION, made by Mr. Andrews, seconded by Mr. Gawronski, The Town of Goshen Planning Board closes the public hearing on the application of Orange County Chinese Christian Church. Approved with five aye votes and one abstention.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Mr. Bergus	Aye	Mr. Lupinski	Aye
Dr. Baker	Abstain	Mr. Pirraglia	Aye

Ms. Naughton said she sent PB members a Long Form Part II several weeks ago for their review.

VOTE BY PROPER MOTION, made by Dr. Baker, seconded by Mr. Pirraglia, The Town of Goshen Planning Board issues a negative declaration in terms of SEQRA on the application of Orange County Chinese Christian Church. Approved unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Mr. Bergus	Aye	Mr. Lupinski	Aye
Dr. Baker	Aye	Mr. Pirraglia	Aye

Mr. Higgins said the applicant won't be able to start the water testing for a couple months. Mr. Hoffman suggested that the PB could make the water testing a condition of approval. Mr. Bergus polled Planning Board members asking if they approved making the water testing a condition of approval. All agreed that could be done.

VOTE BY PROPER MOTION, made by Dr. Baker, seconded by Mr. Pirraglia, The Town of Goshen Planning Board authorizes its legal counsel to prepare a proposed Resolution of Conditional Final Approval on the application of Orange County Chinese Christian Church, for the PB's review. Approved unanimously.

Mr. Andrews	Aye	Mr. Gawronski	Aye
Mr. Bergus	Aye	Mr. Lupinski	Aye
Dr. Baker	Aye	Mr. Pirraglia	Aye

Cannon Hill Flex Building – 12-2-45 Site plan and special permit application for a warehouse and office facility (flex building) on 7.7 +/- acres on Industrial Drive in the I District with AQ3 and Floodplain & Ponding overlays. Discussion and schedule public hearing.

Representing the applicant: Anthony Trochiano

The PB discussed the revisions made to the site plan since last month's meeting, mostly to the rear of the site. Mr. Trochiano said that his next submission will include a lighting and landscape plan. Since the water testing protocol has not been submitted, a SWPPP, a lighting plan, a landscape plan or a signage plan, the PB determined that the application was not ready for the scheduling of a public hearing.

Adjournment - The Town of Goshen Planning Board adjourned at 8:55 p.m.

Lee Bergus, Chair
Notes prepared by Sue Varden

