

**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 11-1-100.2**

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.

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 impervious area.

Next to speak from the public was Alan Jorgenson of 124 Old Chester Road. Mr. Jorgenson presented the 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 feels the area variance is significant and too large and that the applicant should abide by the zoning code.

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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