

TOWN OF GOSHEN
Zoning Board of Appeals
November 17, 2015

Members Present:

Frank Leva, Chairman
Priscilla Gersbeck
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.

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.

CONTINUED PUBLIC HEARING

The Orange County Fellowship church was noticed for a continued public hearing this evening. Board Attorney Kelly Naughton explained that the applicant was not coming tonight. If the public has something new to add, the Zoning Board of Appeals should hear it, however the applicant is not here and will not be giving a presentation. SEQRA has not been finished before the Planning Board. This was known coming into this evening's meeting, but because the public hearing was set to the date certain, the ZBA had to meet tonight.

Building Inspector Neal Halloran stated the meeting would have to be adjourned to January 2016, either the 5th or the 19th. The applicant still needs to do a traffic study, flood study and visual study as per the Planning Board.

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

Chairman Leva stated that the public was free to comment on anything new.

First to speak from the public was Alan Jorgenson of 124 Old Chester Road. Mr. Jorgenson stated the parcel is 7.1 acres and the applicant wishes to put a residence on the lot. He questioned the Town Code and asked if the residence's square footage needed to be deducted from the overall zoning qualifications.

Kelly Naughton stated that the impervious surface takes into account all impervious surface proposed on the site including the house. Mr. Jorgenson said they have to deduct the residence from the property.

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Neal Halloran stated it is not a subdivision and it will be an added use on the property. It does not have to be deducted. He said one use is accessory to the other.

Mr. Jorgenson also asked if the wetlands had to be deducted. Kelly Naughton responded that the deductions are only for calculating the density of a lot. It does not have to do with the impervious surface coverage. What is being calculated is things like the roof, the sidewalks. Nothing is deducted. The whole area is taken and what percentage of that is sidewalks and anything impervious. They are not calculating density for a subdivision.

Kelly Naughton stated that the public hearing will not be closed tonight.

Gerri Corey stated she was concerned about Bob Farfalla not being present at the last meeting. Mr. Farfalla stated he read the minutes from the last meeting. Alan Jorgenson also asked about the septic. Neal Halloran stated perc tests will be done and explained water usage calculations. Neal Halloran stated many of the concerns were Planning Board issues and were not for this board at this time.

Cynthia Hand arrived at 7:45 pm.

Glennis Jorgenson stated she read an article about the church and feels what the applicant wants to do is more involved than just a church. Neal Halloran stated that the public will have to hear about that when the applicant makes their presentation at the next meeting. She hopes the calculations will take into consideration all the use the proposed project will entail.

A motion to adjourn the public hearing to January 19, 2016 at 7:30 pm in Town Hall was made by Frank Leva, seconded by Priscilla Gerbeck. Motion carried 4-0.

A motion to close the ZBA meeting was made by Chairman Leva, seconded by Priscilla Gersbeck. Motion carried 4-0.

Respectfully submitted,

Tanya McPhee
ZBA Secretary