

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

Minutes of the Meeting

(Draft)

August 19, 2014

Present Members

John Swift, Chairman

Priscilla Gersbeck

Frank Leva

Also Present

Kelly Naughton – Burke, Miele, & Golden, LLP

Neal Halloran - Building Inspector

Meeting was opened by Priscilla at 7:30 p.m.

New Cingular Wireless (AT & T) 24-2-113

Applicant has pending signed variance and would like to be granted an extension on open variance.

Applicant obtained proper building permits, but were pulled due to a miscommunication with the town.

Attorney Naughton: It would be appropriate for the Board to make a motion to extend variance for 6 months beyond the regular 12 months which would be through March 13, 2015, pursuant to § 97-69(H) of the Town Code.

Chairman Swift requested a motion to extend the timeframe within which the Applicant is required to obtain a building permit until March 13, 2015.

Board Member Leva motioned, Board Member Gersbeck second and all approved.

Cannon Hill Flex Building 12-2-45

Anthony Trochiano represented the Cannon Flex Building.

Chairman Swift requested a motion to open public hearing. Motion to open the public hearing made by Board member Gersbeck, Board member Leva seconded and all were in favor.

Anthony Trochiano spoke about the proposed development to the public. The proposed building is 60, 000 square feet long with 50 by 100 square foot “flex” spaces that are to be rented by different tenants. The building will have two entrances from Cannon Hill Drive, one for general business and the second for trucks no bigger then a small tractor-trailer. In the back there is a storm water system. The variances they are requesting are for the two entrances (proximity of curb cuts) and parking in the front and sides instead of the back. The building will provide 126 parking spots with 114 on the front and side of the building and banking the rest of the parking in the back. Owner is going to phase build when needed, but has not been brought to Planning Board.

Public: They feel the road is congested at this time, which is a concern right now and would be a bigger concern with this building there.

Chairman Swift: Asked if they can make a variance to have a traffic study done before accepting the variance?

Public: Concern is they amount of accidents there now and getting in and out of the property. They would really like to see a traffic light in that area.

Attorney Naughton: That this has to go in front of the Planning Board still and will go to public hearing with them and that's where the traffic issue would be brought up. At this time, the Planning Board has issued a SEQRA Negative Declaration. The Planning Board will be addressing traffic concerns through its review under the Town Code's Environmental Performance Standards.

Building Inspector Halloran and Attorney Naughton: Will bring both bring it up to the planning board.

No other comments from the public

The layout of the building has changed from the last meeting. The drawing has changed to fit the Board's suggestions at this time.

Chairman Swift: Suggests adding signs such as cars only and trucks only to the entrances.

Attorney Naughton: Between the two curbs is 180 feet for two curb cuts instead of having one at 600 feet, which is according to the DOT regulations. The applicant is looking for a variance on this still.

Board Member Leva: Asks if there is enough room on the corners for two vehicles to pass?

Representative Trochiano: It would be tight on the back left side, but it would be possible to get a truck around if needed.

The Town Engineer will take a look at the back left area make sure it is safe enough for two vehicles and that trucks do not go through that section. Board suggests signs or mirrors and to extend the lane in the back if needed for more room.

Attorney Naughton: We all received a memo from the Town Engineer and discussed all of the variances the last time and they are just looking for relief from the variances.

Motion to close the public hearing made by Board member Leva, Seconded by Board member Gersbeck, and all were in favor.

Motion to draft decisions to have attorney by Board member Leva, seconded by Board member Gersbeck, and all were in favor.

Chairman Swift: Motion to was made to adjourn the meeting at 8 p.m., seconded by Board member Gersbeck, and all were in favor.