

Narrative for Orange County Gospel Fellowship

Project Description

The Orange County Gospel Fellowship (OCGF) is under contract to purchase 78 Cypress Road which includes a two story 15,900 SF structure existing parking lot , existing wells, and septic. Also on site is a cell tower and accessory equipment pervious approved by The Town of Goshen Planning Board. The building has been used as a medical office building for many years. The site consists of approximately 7.8 acres. The site is Zoned Commercial/ Office Mixed Use with AQ- 6 and Floodplain and Ponding Overlay Districts.

The OCGF congregation has been meeting the Town and Village of Goshen since 2010. The current congregation is led by Pastor Shelly Sampson and conducting affairs in a 10,000 SF space located at Eastgate Corporate Park. The OCGF is currently proposing to renovate the 7,963 SF of the main level (upper level) for a sanctuary, administrative offices, restrooms, lobby, and storage. Currently there are no plans for renovating the lower level. The only modification proposed to the site is the addition of a 240 SF walkway to access a proposed entrance into the building.

Currently, the Church holds two Sunday services with a combined attendance of 100-125 congregants. There is also online access to the Sunday services. The church also provides programs including bible study, men's and women's prayer nights, married couples fellowship meetings, youth ministry classes, dramatic arts monitory, holiday worship, and ministry recognition events.

See the attached for a list of OCGF Activities, attendance, frequency, duration, and time of day.

Site Plan

The Application is for Site Plan Approval and Special Permit which are issued by the Planning Board. Section 97-75C allows the Planning Board to waive certain elements of the Site Plan required in Section 97-75B. Below are our responses to each of the requirements for Site Plan.

Section 97-75B.

Required information for site plan. An application for site plan approval shall be accompanied by plans and descriptive information sufficient to clearly portray the intentions of the applicant. Minor project site plans shall contain only such information listed below as the Planning Board deems necessary to conduct an informed review. Major project site plans shall be prepared by a licensed professional engineer, architect, or landscape architect and shall include the following (unless waived):

- (1) A vicinity map drawn at the scale of 2,000 feet to the inch or larger that shows the relationship of the proposal to existing community facilities which affect or serve it, such as roads, shopping areas, schools, etc. The map shall also show all properties,*

subdivisions, streets, and easements within 500 feet of the property. Such a sketch may be superimposed on a United States Geological Survey or New York State Department of Transportation map of the area.

Response: Vicinity map at a scale of 1"=500' is provided showing surrounding structures, parcels and roadways.

(2) *An existing conditions map, showing existing buildings, roads, utilities, and other man-made features, as well as topography and all existing natural land features that may influence the design of the proposed use, such as rock outcrops, single trees eight or more inches in diameter located within any area where clearing will occur, forest cover, soils (including prime and statewide important agricultural soils), and ponds, lakes, wetlands and watercourses, aquifers, floodplains, and drainage retention areas.*

Response: Sheet C-101 is based on a field survey which shows existing site features. Also attached is an aerial photograph of the site and photos illustrating existing landscaping and vegetation to remain.

(3) *A site plan, drawn at a scale and on a sheet size appropriate to the project. The information listed below shall be shown on the site plan and continuation sheets.*

Response: Site plan is drawn at 1"=50'. It is the opinion of the Applicant that this is adequate.

(4) *Name of the project, boundaries, date, North arrow, and scale of the plan, name and address of the owner of record, developer, and seal of the engineer, architect, or landscape architect. If the applicant is not the record owner, a letter of authorization shall be required from the owner.*

Response: Items noted have been provided on Plan and an Owner's Endorsement signed by the record owner has been provided.

(5) *The location and use of all existing and proposed structures within the property, including all dimensions of height and floor area, all exterior entrances, and all anticipated future additions and alterations.*

Response: Existing structures are shown on the Site Plan. For renovations of the existing building see Architectural Main Level Floor Plan previously submitted.

(6) *The location of all present and proposed public and private ways, off-street parking areas, driveways, outdoor storage areas, sidewalks, ramps, curbs, paths, landscaping, walls, and fences. Location, type, and screening details for all waste disposal containers shall also be shown.*

Response: All existing and proposed drives, parking, sidewalks, ramps, etc. have been shown on the Site Plan.

(7) *The location, height, intensity, and bulb type (sodium, incandescent, etc.) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties must also be shown.*

Response: Existing site lights are located on Sheet C-101. They are approximately 15' in height and they have LED bulbs. The fixtures are shielded on the top for compliance with

Dark Sky requirements. We do not have the direction of illumination and therefore are requesting a waiver of this information. The site is landscaped and screened from the adjoining parcels (see aerial photograph). The only neighbor the site has is the Village of Goshen's WWTP.

(8) *The location, height, size, materials, and design of all proposed signs.*

Response: The existing sign is shown on C-101.

(9) *The location of all present and proposed utility systems, including:*

(a) *Sewage or septic system;*

(b) *Water supply system;*

(c) *Telephone, cable, and electrical systems; and*

(d) *Storm drainage system, including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swales.*

Response: Items a, b & d are shown on Sheet C-101. With regard to Item c, transformers are shown on the Plan. There are no records for phone, cable or primary electrical service; therefore, the Applicant is requesting a waiver of this item.

(10) *Erosion and sedimentation control plan required by § 97-42 to prevent the pollution of surface or ground water, erosion of soil both during and after construction, excessive runoff, excessive raising or lowering of the water table, and flooding of other properties, as applicable.*

Response: There are no site disturbances being proposed; therefore, the Applicant is requesting a waiver of this requirement.

(11) *Existing and proposed topography at two-foot contour intervals, or such other contour interval as the Board shall specify. All elevations shall refer to the nearest United States Coastal and Geodetic bench mark. If any portion of the parcel is within the one-hundred-year floodplain, the area will be shown and base flood elevations given. Areas shall be indicated within the proposed site and within 50 feet of the proposed site where soil removal or filling is required, showing the approximate volume in cubic yards.*

Response: Existing contours/elevations are shown on the Site Plan. No grading is proposed. The 100-year floodplain is shown on the Plan.

(12) *A landscape, planting, and grading plan showing proposed changes to existing features.*

Response: No landscaping or grading is proposed (see aerial photograph and photos), therefore, the Applicant is requesting a waiver of this requirement.

(13) *Land use district boundaries within 200 feet of the site's perimeter shall be drawn and identified on the site plan, as well as any overlay districts that apply to the property.*

Response: There is no change in zoning within 200 feet of the Site and the Applicant is requesting a waiver regarding any overlay districts.

(14) Traffic flow patterns within the site, entrances and exits, and loading and unloading areas, as well as curb cuts on the site and within 100 feet of the site. The Planning Board may, at its discretion, require a detailed traffic study for large developments or for those in heavy traffic areas to satisfy the requirements of § 97-50N.

Response: Existing roadways and access drives are shown on C-101.

(15) For new construction or alterations to any structure, a table containing the following information shall be included:

(a) Estimated area of structure intended to be used for particular uses such as retail operation, office, storage, etc.;

(b) Estimated maximum number of employees;

(c) Maximum seating capacity, where applicable; and

(d) Number of parking spaces existing and required for the intended use.

Response: Items a and c are shown on the Architectural Drawing. Existing and required parking are shown on C-101.

(16) Elevations at a scale of 1/4 inch equals one foot for all exterior facades of the proposed structure(s) and/or alterations to or expansions of existing facades, showing design features and indicating the type and color of materials to be used.

Response: The only exterior change is adding an exterior door to the building; therefore, the Applicant is requesting a waiver of this requirement.

(17) Where appropriate, the Planning Board may request soil logs, percolation test results, and storm runoff calculations.

Response: The Applicant has performed a dye test of the existing septic system and found that it is functioning adequately; therefore, the Applicant is requesting a waiver of this requirement.

(18) Plans for disposal of construction and demolition waste, either on site or at an approved disposal facility.

Response: Construction debris will be collected and disposed of at a licensed facility. If a waiver is required, please provide a waiver of this requirement.

(19) Long-form environmental assessment form or draft environmental impact statement.

Response: A Full EAF is attached to the application.

(20) Where appropriate, a cultural resource survey of resources with historic or archaeological significance.

Response: No site disturbances are proposed; therefore, the Applicant is requesting a waiver of this requirement.

(21) Other information that may be deemed necessary by the Planning Board.

Response: TBD

(22) *A stormwater pollution prevention plan consistent with the requirements of Articles I and II of Chapter 80C shall be required for site plan approval. The SWPPP shall meet the performance and design criteria and standards in Article II of Chapter 80C, and the approved site plan shall be consistent with the provisions of Chapter 80C.*

Response: No site disturbances are proposed; therefore, the Applicant is requesting a waiver of this requirement.

Section 97-73B.

Major project criteria. Before granting or denying a major project special permit, the Planning Board shall make specific written findings establishing whether or not the proposed major project:

(1) *Will comply with all land use district, overlay district, and other specific requirements of this chapter and other local laws and regulations and will be consistent with the purposes of this chapter and of the land use district in which it is located.*

Response: It is the opinion of the Applicant that the proposed project complies with the Zoning and applicable local laws.

(2) *Will not result in excessive off-premises noise, dust, odors, solid waste, or glare or create any public or private nuisances.*

Response: It is the opinion of the Applicant that there will not be significant noise, dust, odors or other nuisances as a result of the project.

(3) *Will not cause significant traffic congestion, impair pedestrian safety, or overload existing roads, considering their current width, surfacing, and condition, and any improvements proposed to be made to them by the applicant.*

Response: Based on comparison to the medical office building, it is the opinion of the Applicant that the proposed project will not have a significant increase in local traffic or impact local or state highways. See attached letter from Engineering & Surveying Properties regarding traffic calculations and analysis.

(4) *Will be accessible to fire, police, and other emergency vehicles.*

Response: It is the opinion of the Applicant that the site is accessible to emergency services.

(5) *Will not overload any public water, drainage, or sewer system, or any other municipal facility.*

Response: The site is serviced by individual wells and septic; therefore, there will not be any impacts to municipal utilities.

(6) *Will not materially degrade any watercourse or other natural resource or ecosystem or degrade the water quality or quantity of an aquifer.*

Response: There is no site disturbance proposed; therefore, it is the opinion of the Applicant that there will not be any impacts to water or natural resources.

(7) *Will be suitable for the property on which it is proposed, considering the property's size, location, topography, vegetation, soils, natural habitat, and hydrology, and, if appropriate, its ability to be buffered or screened from neighboring properties and public roads.*

Response: It is the opinion of the Applicant that the property location and overall site features including the structure are suitable to meet their needs.

(8) *Will be subject to such conditions on operation, design and layout of structures, and provision of buffer areas as may be necessary to ensure compatibility with surrounding uses and to protect the natural, historic, and scenic resources of the Town.*

Response: It is the opinion of the Applicant that the site was developed in the 80s and is compatible with surrounding land uses and natural/historic resources.

(9) *Will be consistent with the goal of avoiding strip commercial development and buffering nonresidential uses that are incompatible with residential use.*

Response: It is the opinion of the Applicant that this finding is not applicable.

(10) *Will not adversely affect the availability of affordable housing in the Town.*

Response: It is the opinion of the Applicant that this finding is not applicable.

(11) *Will comply with applicable site plan criteria in § 97-75D.*

Response: It is the opinion of the Applicant that the Plan generally complies with Section 97-75D.

(12) *If the property is in a residential district, will have no greater overall off-site impact than would full development of the property with uses permitted by right, considering relevant environmental, social, and economic impacts.*

Response: It is the opinion of the Applicant that this finding is not applicable.

Section 97-48 Off-street parking and loading.

Response: It is the opinion of the Applicant that the parking lot complies with this section of the Code that are applicable to the CO zoning district.

OCGF ACTIVITIES

ACTIVITY	ATTENDANCE	FREQUENCY	DURATION	TIME OF DAY
Church Services				
Sunday Service	180	Once per week	1.5 hour	Morning
Bible Study	75	1 st & 3 rd Friday	1-2 hours	Evening
Men's prayer group	20-30	Monday	1-2 hours	Evening
Married Couples Fellowship	20-30	Once per month	1-2 hours	Evening
Stitched Meeting	10-20	Once per month	1-2 hours	Evening
Worship Team Practice/Bible Study	20	Once per week	1.5 hour	Evening
Subsequent Ministries				
Breakout Youth Ministry	40-75	Once per week	1.5 hour	Evening
Church Member Meeting	100-150	Twice per year	2 hours	Evening
WOW Meeting	15-40	Twice per month	1.5 hour	Evening
Today Dance Ministry	20-75	Once per week	1.5 hour	Evening
Dokeo Dramatic Arts Ministry	20-30	Once per week May-November	2 hours	Evening
Special Events				
Semi-annual Dokeo Production	100-200	Twice per year	3 hours	Evening
Breakout Event	50-75	Once per year	1.5 hour	Evening
Today Dance Production	50-75	Once per year	3 hours	Evening
Holiday Events	50-75	Seasonal	2 hours	Evening
Spring/Fall Cleanup	50-75	Twice per year	3 hours	Daytime

Note: Evening activities will start typically between 6:30 and 7:30 pm depending on the activity.