

**Town of Goshen Zoning Board
Town hall
41 Webster Avenue
Goshen, New York 10924**

April 2, 2019

Members Present:

Edwin Garling, Chairman
Trino Canton
Philip Canterino
Robert Farfalla
Richard Florio

Also Present:

Ashley Torre, Esq, ZBA Attorney
Neal Halloran, Building Inspector

The Zoning Board meeting was opened with the Pledge of Allegiance at 7:30 pm by Chairman Edwin Garling.

Approval of Minutes

VOTE BY PROPER MOTION, made by Mr. Farfalla, seconded by Mr. Canterino, the Town of Goshen Zoning Board moved to approve the March 19, 2019 minutes. Approved unanimously.

Chairman Garling	Aye	Mr. Canton	Aye
Mr. Canterino	Aye	Mr. Farfalla	Aye
Mr. Florio	Aye		

Items for Discussion/Action-

SLK Ranch SBL 22-1-13.1, 22-1-13.2 & 22-1-14.2: The applicant is requesting an area variance from the minimum road frontage under Town Code 97-13(F)(1)(b) and maximum impervious surface coverage under Town Code 97-13(F)(1)(e) for a proposed lot line adjustment on 6.95 +/- acres on Maloney Lane in the AI District.

Nick Rugnetta, Petrzak and Pfau Engineering & Surveying appeared for the applicant.

VOTE BY PROPER MOTION, made by Mr. Canterino, seconded by Mr. Florio, the Town of Goshen Zoning Board moved to approve the decision to grant two area variances from the minimum road frontage required and maximum impervious surface coverage for applicant SLK Ranch. Approved unanimously.

Chairman Garling	Aye	Mr. Canton	Aye
Mr. Canterino	Aye	Mr. Farfalla	Aye
Mr. Florio	Aye		

Public Hearing:

TAM Enterprise, LLC 12-1-2.3 on 31.20 +/- acres located on Hartley Road in the CO district. The applicant is requesting an area variance from the 100-foot setback requirement of Section 97-1-4(A) for

rear or side yard for a lot that abuts a residential district.

VOTE BY PROPER MOTION, made by Mr. Canterino, seconded by Mr. Canton, the Town of Goshen Zoning Board moved to open the public hearing for TAM Enterprise. Approved unanimously.

Chairman Garling	Aye	Mr. Canton	Aye
Mr. Canterino	Aye	Mr. Farfalla	Aye
Mr. Florio	Aye		

Let the record reflect no one from the public was present.

Chairman Garling stated the only issue was the map was incorrect and that issue has been corrected.

Brian Cutler, Tony Lasaponara and Susan Cleaver appeared before the Board. Mr. Cutler reviewed the JA Coon guidelines with the Board.

There were no comments from the Board.

VOTE BY PROPER MOTION, made by Mr. Canterino, seconded by Mr. Farfalla, the Town of Goshen Zoning Board moved to close the public hearing for TAM Enterprise. Approved unanimously.

Chairman Garling	Aye	Mr. Canton	Aye
Mr. Canterino	Aye	Mr. Farfalla	Aye
Mr. Florio	Aye		

Whereupon, the public hearing was closed at 7:40 pm.

After reviewing the map, it was determined applicant would need a variance for 77.39 feet. The surrounding area is industrial.

Mr. Halloran noted that the board should recognize up the road there will be two more buildings, Amy's Kitchen, and a 70,000 sq. foot warehouse to service them.

VOTE BY PROPER MOTION, made by Mr. Canterino, seconded by Mr. Florio, the Town of Goshen Zoning Board moved to authorize Attorney Torre to draft a decision consistent with the discussion. Approved unanimously.

Chairman Garling	Aye	Mr. Canton	Aye
Mr. Canterino	Aye	Mr. Farfalla	Aye
Mr. Florio	Aye		

Chairman Garling stated that if the County denies it, the Board would have to have a majority, four votes in favor and would need to explain why they overruled the decision. The comments would be based on the proximity to the trail.

VOTE BY PROPER MOTION, made by Mr. Florio, seconded by Mr. Farfalla, the Town of Goshen Zoning Board moved to adjourn the meeting. Approved unanimously.

Chairman Garling	Aye	Mr. Canton	Aye
Mr. Canterino	Aye	Mr. Farfalla	Aye
Mr. Florio	Aye		

Meeting Adjourned at 7:53 pm