

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

September 3, 2019

Members

Edwin Garling, Chairman
Philip Canterino
Trino Canton
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. Canterino, seconded by Mr. Florio, the Town of Goshen Zoning Board moved to approve the May 21, 2019 minutes. Approved unanimously.

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

Items for Discussion/Action

Authentic Antique Lumber 18-2-5 on 2.752 +/- acres located at 1962 NYS Route 17A in the HC district. The applicant is requesting an area variance from the minimum side yard setback required under Town Code §97-14(A) to move two existing storage sheds to 7 feet from the southern property line, where 30 feet is required.

Karen H. Emmerich, AICP appeared before the board for applicant. In summary, needs side yard variance for sheds currently on the property. They are building an addition to the existing building. The lot is very narrow. Side yard variance reduced from 30 feet to 7 feet. Showed the board pictures of the existing sheds.

Mr. Halloran stated the building code would call the shed a permanent structure.

Whereupon, there was a discussion on the adjacent lot being commercially zoned and vacant. If they put the sheds in the back, there would be a lot of grading issues.

Attorney Torre stated an owner's authorization is needed and the application will be referred to the County Planning Board.

VOTE BY PROPER MOTION, made by Mr. Canterino, seconded by Mr. Farfalla, the Town of

Goshen Zoning Board moved to set a public hearing for applicant on October 1, 2019. Approved unanimously.

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

31 Gate Schoolhouse Road 12-1-85.1 on 14.58 +/- acres located along Route d17M and Gate Schoolhouse road in the HC and CO districts. The applicant is requesting two area variances in connection with the proposed construction of a 53,500 SF warehouse. Variances are sought from (1) the requirement to place buildings in front of parking lots under Town Code §97-14(D)(1)(b); and (2) minimum distance between curb cuts required under Town Code §97-14(D)(6).

Jay Samuelson, Engineering & Surveying Properties, P.C., appeared for applicant. Mr. Samuelson gave a summary of the project.

Attorney Torre noted the letter from the architect does not have a stamp or signature.

Whereupon, there was a discussion and review of the plans.

VOTE BY PROPER MOTION, made by Mr. Florio, seconded by Mr. Canton, the Town of Goshen Zoning Board moved to set a public hearing for applicant on October 1, 2019. Approved unanimously.

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

RDM Goshen 17M 12-1-116 on 61 +/- acres located along Route 17M in the CO district. The applicant is requesting three area variances in connection with its proposed subdivision and construction of a 300,000 SF warehouse. Variances are sought from (1) the requirement to place buildings in front of parking lots under Town Code §97-14(D)(1)(b); (2) the minimum distance between curb cuts required under Town Code §97-14(D)(6); and (3) the maximum footprint for nonresidential structures permitted under Town Code §97-14(A).

Jay Samuelson, Engineering & Surveying Properties, P.C. appeared for applicant.

VOTE BY PROPER MOTION, made by Mr. Farfalla, seconded by Mr. Canterino, the Town of Goshen Zoning Board moved to consent to the Planning Board being lead agency for this project. Approved unanimously.

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

VOTE BY PROPER MOTION, made by Mr. Canterino, seconded by Mr. Florio, the Town of Goshen Zoning Board moved to set a public hearing for applicant RDM Goshen on October 1, 2019. Approved

unanimously.

**Town of Goshen Zoning Board
September 3, 2019**

Page 3

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

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

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

Meeting adjourned at 8:33 pm.