

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

March 5, 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. Florio, seconded by Mr. Canterino, the Town of Goshen Zoning Board moved to approve the February 5, 2019 minutes as modified. Approved unanimously.

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

AGENDA ITEMS -

SLK Ranch 12-1-13.1 & 22-1-14.2 on 6.95 +/- acres located on Maloney Lane in AI Districts. The applicant is requesting an area variance for road frontage Section 97-13 F (1) (b).

Nick Rugnetta, Pietrzak and Pfau Engineering & Surveying, and Louis Myruski, owner of SLK Ranch, appeared before the Board. A new site map was submitted.

Mr. Halloran stated they needed a variance for impervious surface. All wetland areas are considered impervious surface by Town definition. The black dirt is considered impervious area.

Chairman Garling stated that the variance they need is for impervious surface. Applicant still has a problem with access.

Mr. Rugnetta stated the applicant was combining the lots so that the existing building is on lot 13.1.

Whereupon, there was a discussion on the access issue, applicant no longer needs a road frontage variance, and noted a preexisting nonconformity for 70 feet of road frontage.

Mr. Rugnetta stated the applicant would move the lot line to allow access to the rear building.

Mr. Rugnetta stated the applicant would move the lot line to allow access to the rear building.

Whereupon, after discussion and review it was determined that the applicant would need two variances, for road frontage and impervious surface.

Attorney Torre stated the Board could schedule a public hearing and the applicant can come back with the new plans drawn up.

VOTE BY PROPER MOTION, made by Mr. Canterino, seconded by Mr. Canton, the Town of Goshen Zoning Board scheduled a Public Hearing March 19, 2019 for applicant SLK Ranch. Approved unanimously.

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

Attorney Torre stated that the impervious surface coverage calculation needs to be recalculated with the merging of the two lots.

TAM Enterprises, 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 rear yard setback requirement of Section 97-14 (A) for a lot that abuts a residential district and an interpretation under Section 97-40 (A) (1).

Tony Lasaponara, owner of TAM Enterprises appeared before the Board. He is requesting a setback variance of 100 feet for a salt building.

Attorney Torre requested that he gets the exact distance needed.

Susan Cleaver appeared before the Board and submitted a letter in support of applicant's request to the Board.

Chairman Garling stated this needs to be sent to the County Planning Department because of the Heritage Trail.

Attorney Torre stated this would be a type 2 action under SEQRA. It has to be referred to the County.

Mr. Lasaponara affirmed the concrete barriers have been removed. He will get a measurement from the salt building to the property line.

Attorney Torre requested applicant drop off the plans, application and a narrative to the Building Department to be submitted to the County.

VOTE BY PROPER MOTION, made by Mr. Canterino, seconded by Mr. Florio, the Town of Goshen Zoning Board scheduled a Public Hearing April 2, 2019 for applicant TAM Enterprises. Approved unanimously.

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

VOTE BY PROPER MOTION, made by Mr. Canterino, seconded by Mr. Canton, 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 8:25 pm.