

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

September 17, 2019

Members:

Edwin Garling, Chairman
Philip Canterino
Richard Florio
Robert Farfalla

Also Present:

Kelly Naughton, 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. Farfalla, the Town of Goshen Zoning Board moved to approve the September 3, 2019 minutes. Approved unanimously.

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

Items for Discussion/Action

Clifford Ryan 19-1-66.1 on 2.007 +/- acres located at 127-129 Cross Road in the RU district. The applicant is requesting an area variance to Section §97-19C which requires 1.5 acre lot minimum. The applicant is also requesting an area variance for Section 97, Appendix C, Well Testing Protocol, which requires a 72-hour pump test for the proposed wells.

James Clearwater, MJS Engineering, appeared for applicant. Mr. Clearwater reviewed the project with the Board.

Attorney Naughton stated this was a type 2 action under SEQRA, needs a referral to the County, and requires a public hearing.

Applicant was instructed to submit written narrative by close of business October 1, 2019.

VOTE BY PROPER MOTION, made by Mr. Florio, seconded by Mr. Farfalla, the Town of Goshen Zoning Board moved to set a public hearing for applicant on October 15, 2019. Approved unanimously.

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

Chris and Beth Pskowski – Appealing certain interpretations of the Town Building Inspector, pursuant to sections 97-63 and 97-69 of the Town Code, made in connection with the application of Foxfire La Colina, LLC (12-1-45.222) for a special permit and site plan approval for a bed & breakfast and event facility service business on 46.1 +/- acres on NYS Route 17M in the RU & HC Zones with AQ-3 & AQ-6 overlays.

Emily Svenson, Esq, Law Office of David K. Gordon, appeared before the Board. Attorney Svenson reviewed documents distributed to the Board. Attorney Svenson requested the Board address whether the wedding venue was consistent with a service business, the event venue exceeds 5,000 square feet, and the noise.

Whereupon, there was a discussion on the use of the property and the site plan. It was discussed that noise is an enforcement issue.

VOTE BY PROPER MOTION, made by Mr. Farfalla, seconded by Mr. Florio, the Town of Goshen Zoning Board moved to set a public hearing for applicant on October 15, 2019. Approved unanimously.

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

Applicant was instructed to submit written narrative by close of business October 1, 2019.

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

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

Meeting adjourned at 8:43 pm.