

**Town of Goshen Zoning Board Meeting
Town Hall
41 Webster Avenue
Goshen, New York 10924
January 17, 2023**

Members Present:

Thomas Burnham, Chairman
James Barrett
Samuel Bergsohn
Trino Canton
Robert Farfalla

Also Present:

Rory Brady, Esq., ZBA Attorney
Frank Leva, Building Inspector
Joe Betro, Supervisor

The meeting of the Town of Goshen Zoning Board of Appeals was opened with the Pledge of Allegiance at 7:30 pm.

Approval of Minutes

VOTE BY PROPER MOTION, made by Mr. Bergsohn, seconded by Mr. Farfalla, the Town of Goshen Zoning Board of Appeals approved the minutes of the January 3, meeting as presented. Approved unanimously.

Chairman Burnham	Aye	Mr. Barrett	Aye
Mr. Bergsohn	Aye	Mr. Canton	Aye
Mr. Farfalla	Aye		

Items for Discussion/Action

WSH Realty Corp/Healey Lincoln Dealership – 12-1-8.11: Area variance for site signage.

General Contractor Tompkins and Managing Partner Connour present.

Board member Barrett recused himself from this application and left the dais.

Managing Partner Connour presented to the Board a summary of how the construction and margin provided from the manufacturer determines the requested signage requirements. Also provided was a table demonstrating the area variance requests.

Whereupon there was a discussion regarding the pylon Lincoln sign, determination that the walls are made of glass and are not considered windows, total removal of existing monument sign, and cumulative sign area.

Attorney Brady polled the Board for questions and comments and encouraged the Board members to complete a site visit.

VOTE BY PROPER MOTION, made by Mr. Canton, seconded by Mr. Bergsohn, the Town of Goshen Zoning Board of Appeals set a public hearing for this application for February 7, 2023. Approved with four ayes and one recusal.

Chairman Burnham	Aye	Mr. Barrett	Recused
Mr. Bergsohn	Aye	Mr. Canton	Aye
Mr. Farfalla	Aye		

Broadlea Road and Vivian Lane Solar – 9-1-4 & 6.2: Application for site plan and special permit for a solar energy system on 281.8 +/- acres on Broadlea Road in the RU Zone with AQ-3 Scenic Road Corridor, Floodplain & Ponding and Stream Corridor & Water Supply Watershed overlays. Area Variance

Project Manager Nolan and Attorney Gladd present.

Board Member Barrett returned to the dais.

A brief presentation was made for the Board for the benefit of the new members.

The code requires 150 feet on a public road for a driveway. The project has 50 feet on Vivian Lane and Ridgefield Drive frontage is in a cul-de-sac in the Town of Chester. Applicant requesting a 100-foot road frontage variance.

Attorney Gladd reviewed the five-factor test from the applicant’s perspective for the Board.

Whereupon there was a discussion regarding emergency only restricted access from Broadlea Road and request for plan sheet review by all Board members.

Attorney Brady advised the Board should review the Dropbox link of related documents and applicant to appear again on February 7, 2023.

Future Agenda Items

Attorney Brady reviewed the agenda for the next regularly scheduled meeting which will take place on February 7, 2023.

Adjournment

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

Chairman Burnham	Aye	Mr. Barrett	Aye
------------------	-----	-------------	-----

**Town of Goshen Zoning Board
January 17, 2023**

Mr. Bergsohn Aye
Mr. Farfalla Aye

Mr. Canton Aye

Meeting adjourned at 8:28 pm