

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

**July 6, 2021**

**Members Present:**

Charlie VanHaaster, Chairman  
Thomas Burnham  
Joanne Donovan  
Robert Farfalla

**Also Present:**

Kelly Naughton, ZBA Attorney  
Neal Halloran, Building Inspector

**Members Absent:**

Trino Canton

Chairman VanHaaster opened the meeting at 7:30 pm with the Pledge of Allegiance.

**Approval of Minutes**

**VOTE BY PROPER MOTION**, made by Mrs. Donovan, seconded by Mr. Burnham, the Town of Goshen Zoning Board moved to approve the May 4, 2021 minutes. Approved unanimously.

Chairman VanHaaster	Aye	Mr. Burnham	Aye
Mrs. Donovan	Aye	Mr. Farfalla	Aye

**VOTE BY PROPER MOTION**, made by Mr. Farfalla, seconded by Mr. Burnham, the Town of Goshen Zoning Board moved to approve the May 18, 2021 minutes. Approved unanimously.

Chairman VanHaaster	Aye	Mr. Burnham	Aye
Mrs. Donovan	Aye	Mr. Farfalla	Aye

**VOTE BY PROPER MOTION**, made by Mr. Burnham, seconded by Mrs. Donovan, the Town of Goshen Zoning Board moved to approve the June 15, 2021 minutes. Approved unanimously.

Chairman VanHaaster	Aye	Mr. Burnham	Aye
Mrs. Donovan	Aye	Mr. Farfalla	Aye

**Items for Discussion**

**Kamp Subdivision** – 4-1-10.1: Application for a small-scale subdivision and site plan on 16.25 +/- acres along Craigville Road (County Route 66) in the RU Zone with AQ-3 and Scenic Road Corridor overlays.

Appearing for the applicant were James Dillin, PLS and Richard Kamp.

Mr. Dillin provided a narrative on the project.

Attorney Naughton read the code 97-6 to the Board that is the basis for the interpretation and/or variance.

Mr. Dillin stated his interpretation of the code.

Building Inspector Halloran stated his interpretation of the code.

Whereupon there were deliberations by the Board regarding the well testing requirements.

Attorney Naughton advised the Board should they decide to uphold the Building Inspector's interpretation, the applicant would then request a variance.

Attorney Naughton then reviewed the five-part test with the Board.

This is a Type 2 Action and the 239 from the Orange County Planning Department was a local determination.

**VOTE BY PROPER MOTION**, made by Mr. Farfalla, seconded by Mr. Burnham, the Town of Goshen Zoning Board moved to authorize the Attorney to draft a decision consistent with tonight's discussion. Approved unanimously.

Chairman VanHaaster	Aye	Mr. Burnham	Aye
Mrs. Donovan	Aye	Mr. Farfalla	Aye

**Kimiecik Subdivision** – 18-1-22.14: Application for small-scale subdivision on 44.153 +/- acres along NYS Route 94, Clarke Road and Fox Road in the RU Zone with AQ-3 overlay.

Appearing for the applicant was James Dillin, PLS.

Attorney Naughton advised the Board in addition to an interpretation from performing well testing, the applicant is also requesting an area variance from the minimum lot area. Attorney Naughton advised the Board of the code.

Building Inspector Halloran stated his interpretation of the code.

Whereupon there were deliberations by the Board.

Attorney Naughton then reviewed the five-part test with the Board regarding well testing and then minimum lot area.

Whereupon there were further deliberations by the Board.

**VOTE BY PROPER MOTION**, made by Chairman VanHaaster, seconded by Mr. Burnham, the Town of Goshen Zoning Board moved to authorize the Attorney to draft a decision consistent with tonight's discussion. Approved unanimously.

Chairman VanHaaster	Aye	Mr. Burnham	Aye
Mrs. Donovan	Aye	Mr. Farfalla	Aye

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

Chairman VanHaaster	Aye	Mr. Burnham	Aye
Mrs. Donovan	Aye	Mr. Farfalla	Aye

Meeting adjourned at 8:23 pm.