

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

May 17, 2022

Members Present:

Thomas Burnham
Trino Canton
Robert Farfalla, Deputy Chairman

Also Present:

Rory Brady, Esq., ZBA Attorney
Neal Halloran, Building Inspector
Tanya McPhee, Recording Secretary

Members Absent:

Charles VanHaaster, Chairman
Joanne Donovan

VOTE BY PROPER MOTION, made by Mr. Farfalla, seconded by Mr. Canton, the Town of Goshen Zoning Board of Appeals opened the May 17, 2022 meeting at 7:31 pm. Approved unanimously.

Mr. Burnham	Aye	Mr. Canton	Aye
Mr. Farfalla	Aye		

Deputy Chairman Farfalla led the Pledge of Allegiance.

Approval of Minutes

VOTE BY PROPER MOTION, made by Mr. Burnham, seconded by Mr. Canton, the Town of Goshen Zoning Board of Appeals approved the minutes of the May 3, 2022 meeting as presented. Approved unanimously.

Mr. Burnham	Aye	Mr. Canton	Aye
Mr. Farfalla	Aye		

Possible Extension-

833 Pulaski Highway Solar

Attorney Brady read letter dated April 22, 2022 from PE Albrecht into the record requesting extension of area variances set to expire on June 16, 2022.

VOTE BY PROPER MOTION, made by Mr. Farfalla, seconded by Mr. Canton, the Town of Goshen Zoning Board of Appeals moved to extend approved area variances until December 20, 2022. Approved unanimously.

Mr. Burnham
Mr. Farfalla

Aye
Aye

Mr. Canton

Aye

Items for Discussion/Action

18 Abbe Rd – 17-4-14: Application for site variance for a proposed 40 x 40 detached garage on 2 +/- acres on Abbe Road in the RU Zone with AQ-3 and Scenic Road Corridor overlays.

Discuss Revised Proposal & Consider Scheduling Public Hearing

Owner Mike Pierron present.

Area variance for 15 feet requested for a 40 x 40 garage in the rear setback at 35 feet where 50 feet is required by code.

Mr. Pierron submitted alternate rendering to Board whereby the project was diminished to 38 x 40. He noted that he would not be able to park a truck with a plow inside the garage. Requested public hearing.

Board discussed scheduling public hearing.

VOTE BY PROPER MOTION, made by Mr. Canton, seconded by Mr. Burnham, the Town of Goshen Zoning Board of Appeals moved to schedule a public hearing of this application for June 7, 2022. Approved unanimously.

Mr. Burnham
Mr. Farfalla

Aye
Aye

Mr. Canton

Aye

Vivian Lane Solar – 9-1-4: 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. **Discuss Revised Plans**

Engineer Dominic Arico, Attorney Daniel Spitzer and Project Developer Terrence Nolan present.

Applicant is before the Zoning Board of Appeals for an interpretation of steep slopes as defined by the Code.

Attorney Spitzer requested the Board to apply to the solar code, which does not define slopes, the methodology that is used in the main code.

Building Inspector Halloran read Section 97-46 C into the record.

Whereupon the Board discussed the interpretation of slope as it applies to the zoning code and the possible amendment of the solar portion of the code relative to slope.

VOTE BY PROPER MOTION, made by Mr. Burnham, seconded by Mr. Canton, the Town of Goshen Zoning Board of Appeals moved to allow the Building Inspector to interpret the steep slope ordinance in accordance with the methodology in the main code specific to this project. Approved unanimously.

Mr. Burnham	Aye	Mr. Canton	Aye
Mr. Farfalla	Aye		

Applicant requests public hearing in connection with area variance for road frontage. Project does not have minimum required road frontage on Town of Goshen road.

Attorney Spitzer requested that the area variance petition run with the land and the use.

VOTE BY PROPER MOTION, made by Mr. Burnham, seconded by Mr. Canton, the Town of Goshen Zoning Board of Appeals scheduled a public hearing for this application for June 7, 2022. Approved unanimously.

Mr. Burnham	Aye	Mr. Canton	Aye
Mr. Farfalla	Aye		

Goshen Hospitality, LLC – 10-1-56.2 & 56.4: Application for three site area variances for site plan and special permit for hotel, restaurant, and office complex on 63.3 +/- acres (total holdings) along Cheechunk and 6 ½ Station Roads in the CO District with AQ-6, Scenic Road, Floodplain & Ponding and Stream Corridor & Reservoir Overlay Districts. **Discuss Interpretation & Consider Scheduling Public Hearing**

Attorney John Furst and Engineer Jane Samuelson present.

Applicant was granted an interpretation for landscaping within parking lots at the April meeting.

Applicant seeking interpretation for parking areas in front of buildings. At the last meeting the Board requested visual renderings and additional photographs to determine how the parking lots would be visible from the road.

Applicant produced visuals for the Board including photo simulations and renderings.

Attorney recommended a site visit before determining interpretation.

Applicant to come back on June 7, 2022 with possible scheduling of public hearing.

Adjournment

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

Mr. Burnham
Mr. Farfalla

Aye
Aye

Mr. Canton

Aye

Meeting adjourned 8:40 pm