

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

**October 6, 2020**

**Members Present:**

Ed Garling, Chairman  
Trino Canton  
Joanne Donovan  
Robert Farfalla  
Charles VanHaaster

**Also Present:**

Kelly Naughton, ZBA Attorney  
Neal Halloran, Building Inspector

Pursuant to the Governor's Executive Order the meeting was recorded and posted on line.

Chairman Garling opened the meeting at 7:41 pm.

**Approval of Minutes**

**VOTE BY PROPER MOTION**, made by Mr. VanHaaster, seconded by Mrs. Donovan, the Town of Goshen Zoning Board moved to approve the September 15, 2020 minutes. Approved unanimously.

Chairman Garling	Aye	Mr. Canton	Aye
Mrs. Donovan	Aye	Mr. Farfalla	Aye
Mr. VanHaaster	Aye		

**Action Items**

**Varano Solar Farm** – 19-1-47 & 48.1: Application for certain variances for a solar energy system on 127.7 +/- acres on Maple Avenue /County Route 37 in the RU and AI Zones with AQ-3 and Scenic Road Corridor overlays. Review Draft Decision.

Genevieve Trigg, Esq., and Brian Maliszewski, Forefront Power were present for applicant.

**VOTE BY PROPER MOTION**, made by Mr. VanHaaster, seconded by Mr. Farfalla, the Town of Goshen Zoning Board moved to approve the decision prepared by counsel for applicant Varano Solar Farm. Approved unanimously.

Chairman Garling	Aye	Mr. Canton	Aye
Mrs. Donovan	Aye	Mr. Farfalla	Aye
Mr. VanHaaster	Aye		

**The Farmhouse of Goshen** – 2-1-21.2: The Applicant is appealing the interpretation of the Building Inspector with regard to the 1989 and 1996 use variances for the property located within the Town of Goshen. Said property consists of approximately 141.9 +/- acres and is located on New York State Route 207 in the Rural (RU) district and the AQ-6 Overlay District. Review Draft Decision.

John Parker, Susan Shapiro, and Steve Esposito were present for applicant.

Whereupon, there was a discussion and noted an adjournment was requested by Erin Pascual dba VER Realty LTD in a letter dated October 6, 2020, signed by Robert Dickover, Esq.

**VOTE BY PROPER MOTION**, made by Mr. Farfalla, seconded by Mrs. Donovan, the Town of Goshen Zoning Board moved to grant an adjournment to November 17, 2020. Approved unanimously.

Chairman Garling	Aye	Mr. Canton	Aye
Mrs. Donovan	Aye	Mr. Farfalla	Aye
Mr. VanHaaster	Aye		

**Mansfield Property -15-1-25.1:** Application for an area variance for a fence on property located along Conklingtown Road in the RU Zone with AQ-3 overlay.

Applicant had called counsel to request that the wooden posts be replaced by metal posts as proposed by contractor. The Board was asked to consider the change and revise their decision.

Whereupon, after discussion the Board requested photographs be submitted to them depicting the change requested. This matter will be put on the October 20, 2020 agenda to discuss.

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

Chairman Garling	Aye	Mr. Canton	Aye
Mrs. Donovan	Aye	Mr. Farfalla	Aye
Mr. VanHaaster	Aye		

Meeting adjourned 8:05 pm.