

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

**April 19, 2022**

**Members Present:**

Charles VanHaaster, Chairman  
Thomas Burnham  
Joanne Donovan  
Robert Farfalla

**Also Present:**

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

**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. Farfalla, the Town of Goshen Zoning Board of Appeals approved the minutes of the December 7, 2021, December 21, 2021 and April 5, 2022 meetings as presented. Approved unanimously.

Chairman VanHaaster  
Mrs. Donovan

Aye  
Aye

Mr. Burnham  
Mr. Farfalla

Aye  
Aye

**Items for Discussion/Action**

**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. **Interpretation**

Engineer ReJean DaVaux, Borrego Solar present.

Engineer DaVaux provided a brief narrative of the project.

Interpretation of definition of a slope is requested.

Sections 97-55 F and 97-46 C of the code were read into the record as they relate to slope and steep slope.

Building Inspector Halloran suggested the applicant present to the Zoning Board of Appeals two site plans, one showing 15 percent as defined by steep slope as the design code and one showing steep slopes as found on the site at 15 percent.

Attorney Brady will draft a memo to the Board for review.

Engineer DaVaux will submit two site plans for the Board to review.

**Fierman Produce Exchange – 19-1-65:** Application for five area variances for minor subdivision of 10.0 +/- acres along Cross Road/County Route 42 in the RU Zone with AQ-3 and Scenic Road Corridor overlays.

Engineer Daniel Getz present.

Applicant is requesting five area variances including property line setbacks, driveway entrance, zero-foot setback on driveway, and increased fencing height.

Whereupon the Board discussed that creating a new driveway entrance would eliminate three requested variances and suggested revising the lot lines.

Board requested a plan revision.

**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.

Engineer Jane Samuelson and Attorney John Furst present.

Engineer Samuelson provided a brief narrative to the Board. Site plan includes three hotels, two restaurants and one caretaker residence. Engineer provided three plans for Board consideration. Plan one is for four-story buildings, two at 50 feet and one at 55 feet. Plan two all four-story flat roof buildings at a 42-foot building height. Plan three is entirely code compliant, however of note, compliant plan has more impervious coverage.

Variances requested for two (2) 50-foot building height area variances where 35 feet is allowed as per code and one (1) 55-foot building height area variance where 35 feet is allowed as per code.

Interpretations requested for location of parking in front of buildings and parking lot landscaping.

Project classified as Type 2 Action under SEQRA which allows action before SEQRA completion.

Applicant requesting public hearing.

Whereupon there was a discussion regarding parking near the buildings and screening from roadways. Board requested images of screening. Will then come back for interpretation.

Landscaping Code Section 97-48 A. (4) (c) was read into the record.

Whereupon there was a discussion regarding landscaping in parking lots.

**VOTE BY PROPER MOTION**, made by Mr. Farfalla, seconded by Mrs. Donovan, the Town of Goshen Zoning Board of Appeals moved to accept the interpretation of the proposed landscaping within the parking lot as it complies with Section 97-48 A. (4) (c). Approved 3 ayes and 1 nay.

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

Applicant will return May 3, 2022 for interpretation of parking. Possible scheduling of public hearing for second meeting May 2022.

**Adjournment**

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

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

Meeting adjourned 9:27 pm