

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

December 7, 2021

Members Present:

Charles VanHaaster, Chairman
Thomas Burnham
Trino Canton (Arrived at 7:33 pm)
Robert Farfalla

Also Present:

Neal Halloran, Building Inspector
Kelly Naughton, Esq., ZBA Attorney

Members Absent:

Joanne Donovan

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

Approval of Minutes -

VOTE BY PROPER MOTION, made by Mr. Farfalla, seconded by Mr. Burnham, the Town of Goshen Zoning Board moved to approve the July 20, 2021 and July 27, 2021 minutes as presented. Approved unanimously.

Chairman VanHaaster	Aye	Mr. Burnham	Aye
Mr. Farfalla	Aye		

Possible Extension or Abandonment of Applications Pursuant to Town Code -

833 Pulaski Highway Goshen Solar

Chairman VanHaaster read a letter from the applicant into the record.

Attorney Naughton stated the requested extension to June 16, 2022 would be appropriate.

Building Inspector Halloran stated that the applicant should be explicit in what they are asking for and Attorney Naughton said she would relay same.

Steve Long of Borrego Solar stated the applicant is waiting for a DEC permit.

VOTE BY PROPER MOTION, made by Chairman VanHaaster, seconded by Mr. Burnham, the Town of Goshen Zoning Board moved to grant the requested extension to June 16, 2022. Approved unanimously.

Chairman VanHaaster	Aye	Mr. Burnham	Aye
Mr. Canton	Aye	Mr. Farfalla	Aye

Items for Discussion/Action -

Kimiecik - 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. **Revision**

Engineer Brian Friedler present and explained what was previously presented as a three-lot subdivision will now be a two-lot subdivision.

Attorney Naughton indicated the Board previously approved the variance for three lots. The variances granted were specific to three lots.

The new proposed lots exceed the 25 percent restriction, so the variance is for 14.5 percent.

VOTE BY PROPER MOTION, made by Mr. Canton, seconded by Mr. Burnham, the Town of Goshen Zoning Board moved to schedule a public hearing on December 21, 2021 which will be conducted virtually. Approved unanimously.

Chairman VanHaaster	Aye	Mr. Burnham	Aye
Mr. Canton	Aye	Mr. Farfalla	Aye

VOTE BY PROPER MOTION, made by Mr. Farfalla, seconded by Mr. Canton, the Town of Goshen Zoning Board moved to authorize the attorney to prepare a draft decision. Approved unanimously.

Chairman VanHaaster	Aye	Mr. Burnham	Aye
Mr. Canton	Aye	Mr. Farfalla	Aye

111 Owens Road Solar – 10-1-10.22: Application for side yard setback variances for large-scale ground-mounted solar photovoltaic energy generating facility consisting of three (3) 5-Megawatt AC solar system array on approximately 53.9 +/- acres of the overall 126.4 +/- acre site. The proposed project site is located along the northern side of Owens Road, between Echo Lake Road and Phillipsburg Road, in the RU Zone with AQ-6 overlay. **Initial Presentation**

Dominick Eureko and Steve Long present.

Attorney Naughton stated this application is located within 500 feet and requires an Orange County Department of Planning Referral. It is a SEQRA Type 1 Action.

The applicant provided an electronic presentation to the ZBA. They are requesting multiple variances.

Whereupon there were discussions on why the site was chosen, avoidance of wetlands, tree cutting, tree replacement, meadows, and fencing.

Building Inspector requested the applicant provide the distance from the adjacent property to the proposed fence.

The Board asked for a picture of the proposed fence.

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

Chairman VanHaaster	Aye	Mr. Burnham	Aye
Mr. Canton	Aye	Mr. Farfalla	Aye

Meeting adjourned at 8:43 pm.