

**Town of Goshen Zoning Board Meeting
Town Hall
41 Webster Avenue
Goshen, New York 10924
February 7, 2023**

Members Present:

Thomas Burnham, Chairman
James Barrett
Samuel Bergsohn
Robert Farfalla

Also Present:

Rory Brady, Esq., ZBA Attorney
Frank Leva, Building Inspector

Members Absent:

Trino Canton

The meeting of the Town of Goshen Zoning Board of Appeals was opened with the Pledge of Allegiance at 7:30 pm.

Approval of Minutes

VOTE BY PROPER MOTION, made by Mr. Farfalla, seconded by Mr. Barrett, the Town of Goshen Zoning Board of Appeals approved the minutes of the January 17, meeting as presented. Approved unanimously.

Chairman Burnham
Mr. Bergsohn

Aye
Aye

Mr. Barrett
Mr. Farfalla

Aye
Aye

Public Hearing

WSH Realty Corp/Healey Lincoln Dealership – 12-1-8.11: Update on area variance for site signage.

General Contractor Tompkins and Architect Dates present.

Board member Barrett recused himself from this application and left the dais.

Notice of public hearing mailings were distributed to the Building Inspector.

VOTE BY PROPER MOTION, made by Mr. Bergsohn, seconded by Mr. Farfalla, the Town of Goshen Zoning Board of Appeals opened the public hearing. Approved with three ayes and one recusal.

Chairman Burnham	Aye	Mr. Barrett	Recused
Mr. Bergsohn	Aye	Mr. Farfalla	Aye

There were no comments from the public.

VOTE BY PROPER MOTION, made by Mr. Farfalla, seconded by Mr. Bergsohn, the Town of Goshen Zoning Board of Appeals closed the public hearing. Approved with three ayes and one recusal.

Chairman Burnham	Aye	Mr. Barrett	Recused
Mr. Bergsohn	Aye	Mr. Farfalla	Aye

Attorney Brady reviewed the five factors with the Board concerning the requested Lincoln pylon sign at 187.2 square feet and read §97-49 D (3) (a) into the record.

Whereupon the Attorney polled the Board on the five factors and the Board granted the requested area variance for the Lincoln pylon sign as requested.

Attorney Brady then read §97-49 D (3) into the record. Applicant requesting an additional sign of 46 square feet where 32 square feet is allowed with sign area bonus for name and no illumination equals a requested 3.59 square foot area variance. This will be a Lincoln sign suspended from the building soffit.

Attorney Brady reviewed and then polled the Board on the five factors and the Board granted the requested area variance for the Lincoln wall sign.

Items for Discussion/Action

Broadlea Road and Vivian Lane Solar – 9-1-4 & 6.2: 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. Area Variance

Attorney Gladd present.

Board member Barrett returned to the dais.

Attorney Brady reviewed the application with the Board and read §97-19 C into the record. The project has 50 feet on Vivian Lane and the Ridgefield Drive frontage is in a cul-de-sac in the Town of Chester. Applicant requesting a 100-foot road frontage variance where the Code calls for a minimum road frontage of 150 feet for small-scale development.

The Zoning Board of Appeals held a public hearing on this application on June 7, 2022. At this time, the public hearing was closed but no action could be taken until the Planning Board completed SEQRA.

Attorney Brady reviewed the five factors with the Board and also read the advocacy review by Attorney Gladd for the Board.

Whereupon Attorney Brady polled the Board on the five factors and all present voted to grant the requested area variance.

Future Agenda Items

Attorney Brady reviewed the agenda for the special public hearing meeting which will take place on February 16, 2023 for the Al Turus Solar Project.

Adjournment

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

Chairman Burnham	Aye	Mr. Barrett	Aye
Mr. Bergsohn	Aye	Mr. Farfalla	Aye

Meeting adjourned at 8:17 pm