

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

**February 4, 2020**

Edwin Garling, Chairman  
Trino Canton  
JoAnn Donovan  
Robert Farfalla  
Charles VanHaaster

Kelly Naughton, ZBA Attorney  
Neal Halloran, Building Inspector

The Zoning Board Meeting was opened with the Pledge of Allegiance at 7:30 pm by Chairman Edwin Garling.

**Approval of Minutes**

**VOTE BY PROPER MOTION**, made by Mr. Farfalla, seconded by Mr. Canton, the Town of Goshen Zoning Board moved to approve the January 7, 2020 minutes. Approved unanimously.

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

**Items for Discussion/Action**

**Makuen Realty Associates Subdivision – 13-1-10.2:** Application for an area variance from the required lot frontage involving a proposed two-lot subdivision of 87.10 +/- acres on NYS Route 17A in the RU & CO Zones With AQ-3 and Floodplain & Ponding, and Scenic Road Corridor overlays.

RJ Smith was present for applicant. Also present was Mac and Theresa Makuen and Eric Boe from LAN Engineers.

Mr. Smith reviewed the project with the Board. In summary, the side on 17A is a scenic corridor, with additional restrictions. The homesites were divided off and have a conservation easement. The Town zoned the property into three different zones. The front 800 feet RU, 800 feet back is zoned CO and the very back 25 to 30 acres zoned RU. There are some wetland conditions on the site. Community Solar, for the back portion of the 5-megawatt solar farm, entered into an agreement for a 25-year lease. Seeking to divide off the front 23 acres, 800 feet back is the RU and the balance is CO. They have made an application to the planning board under town ordinance 97.19 where the RU zone is considered an open area development and can have parcels serviced by an easement or private road. Both lots have residential zones, the use of the property is permitted. Making an application for a 60-foot wide easement for the back lot.

Whereupon, there was a discussion on permitting flag lots.

**VOTE BY PROPER MOTION**, made by Mr. Farfalla, seconded by Mr. Canton, the Town of Goshen Zoning Board moved to declare the project an unlisted action. Approved unanimously.

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

**VOTE BY PROPER MOTION**, made by Mr. Canton, seconded by Mr. Farfalla, the Town of Goshen Zoning Board moved to declare the Board's intent to be lead agency on this project. Approved unanimously.

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

Whereupon, there was a client attorney discussion, off the record.

**VOTE BY PROPER**, made by Mr. VanHaaster, seconded by Mrs. Donovan, the Town of Goshen Zoning Board moved to schedule a public hearing for applicant Makuen Realty Associates Subdivision, March 3, 2020. Approved unanimously.

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

**VOTE BY PROPER**, made by Mr. Farfalla, seconded by Chairman Garling, the Town of Goshen Zoning Board moved to schedule a joint public hearing with the Planning Board and Town Board for applicant Varano Solar on March 5, 2020. Approved unanimously.

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

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

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

Meeting adjourned at 8:07 pm