

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

**Tuesday, February 06, 2024
7:30pm**

Approval of Minutes

January 23, 2023

Public Hearing

IWS - 12-1-21.21: The applicant is requesting a variance for the side yard setback of 35.3 feet for the proposed accessory structure (50,000-gallon water storage tank).

All in Audio - 19-1-124.1: Applicant seeks an interpretation that (1) the property is not subject to Town Zoning Code 97-27 and the Water Testing Protocols set forth in Appendix C and/or (2) that the existing multi-dwelling unit housing for agricultural workers on the property is a legal, preexisting use. If the requested interpretation is not granted, the applicant requests an area variance from 97-27.

Possible Extension or Abandonment of Applications pursuant to Town Code

Vivian Lane Solar - 9-1-4

Items for Discussion/Action

Green Wells - 11-1-100.2: The applicant Green Wells Venture LLP is seeking to develop a ± 64,680 square foot greenhouse facility for the cultivation, processing and distribution of agricultural product (Cannabis) with associated parking, loading, stormwater treatment facilities, well, and septic field on a 7.1-acre parcel. The parcel is located in the Rural (RU) zoning district. Applicant is seeking an area variance from the maximum impervious coverage surface if assumed to be 10% to a maximum coverage of 40% for agricultural use. *Initial presentation.*

Healey Ford - 12-1-8.11: The applicant is before the Planning Board for site plan approval for a drive-thru customer drop-off facility and it was determined a variance will be required for the proposed side yard setback of 20.1-feet proposed, the Code requires a minimum side yard setback of 30-feet [§97-14A]. *Initial presentation.*

Upcoming Meetings

February 20, 2024

Agenda Subject to Change