

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

**May 18, 2021**

**Members Present:**

Charles VanHaaster, Chairman  
Tom Burnham  
Robert Farfalla  
Joanne Donovan

**Also Present:**

Kelly Naughton, ZBA Attorney  
Neal Halloran, Building Inspector

**Members Absent:**

Trino Canton

Pursuant to the Governor's Executive Order the meeting was recorded and posted online.

Chairman VanHaaster opened the meeting at 7:30 pm.

**Approval of Minutes**

May 4, 2021 minutes were deferred to next meeting.

**Items for Discussion/Action**

**Handy Equip Material Handling -24-1-32.2, 51.2 & 54.2:** Application for variance to allow smaller setback in connection with the conversion of existing agricultural buildings to storage/warehouse of nonfarm products on 9.3 +/- acres on Big Island Road in the AI Zone with AQ-3 and Floodplain & Ponding overlays. Draft Decision.

**VOTE BY PROPER MOTION,** made by Mr. Farfalla, seconded by Mrs. Donovan, the Town of Goshen Zoning Board moved to approve the decision as written. Approved unanimously.

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

**Kamp Subdivision – 4-1-10.1:** Application for small-scale subdivision and site plan on 16.25 +/- acres along Craigville Road (County Route 66) in the RU Zone with AQ-3 and Scenic Road Corridor overlays. Initial Presentation.

Mr. Dillin was present for applicant. Stated applicant had received conditional approval from the Planning Board. Asking for the Board's interpretation of the water testing protocol.

Attorney Naughton summarized the water testing protocols for the Board. Stated the applicant would like a variance if the interpretation doesn't go his way. It's a Type 2 Action and requires a public hearing.

Mr. Halloran stated that Section 97.6, the most restrictive, will apply.

Richard Kamp stated he already had houses on the property for 40 years. The houses on the property have existing wells, the third lot needs a well at the end of the property. There are hundreds of acres next to it.

Mr. Halloran stated there may be adverse effects to the adjoining lots.

Attorney Naughton advised that a public hearing be scheduled for June 15, 2021. Mr. Dillin would amend his application with the alternative, an area variance, to be submitted no later than June 8, with a narrative. A public hearing would be on both.

**VOTE BY PROPER MOTION**, made by Mr. Burnham, seconded by Mrs. Donovan, the Town of Goshen Zoning Board moved to schedule a Public Hearing for June 15, 2021. Approved unanimously.

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

**Kimiecik Subdivision -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. Initial Presentation.

Brian Friedler was present for applicant. Mr. Friedler reviewed the application with the Board. Applicant is looking for a variance on the lot area and an interpretation on water testing protocol. They requested that the well testing be waived.

Attorney Naughton reviewed the application with the Board. The Planning Board had declared their intent to be lead agency and typed it unlisted. It requires a public hearing.

**VOTE BY PROPER MOTION**, made by Mr. Farfalla, seconded by Mrs. Donovan, the Town of Goshen Zoning Board moved to schedule a Public Hearing on June 15, 2021. Approved unanimously.

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

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

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

Meeting adjourned at 8:12 pm.