

**Town of Goshen Zoning Board Meeting  
Town Hall  
41 Webster Avenue  
Goshen, New York 10924  
December 6, 2022**

**Members Present:**

James Barrett  
Samuel Bergsohn  
Thomas Burnham

**Also Present:**

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

**Members Absent:**

Trino Canton  
Joanne Donovan  
Robert Farfalla, Acting Chairman

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** –

Attorney Brady requested all outstanding minutes be recirculated and tabled for acceptance until next meeting.

Attorney Brady advised there is a revision to the agenda. Al Turus Solar, LLC – Nexamp Solar, LLC will not be appearing.

**Items for Discussion/Action**

**RDM Goshen 17M/2602 Route 17 Developers** – 12-1-116: Application for site plan, special permit and subdivision for a warehouse and single-family dwelling on two (2) lots totaling 61.59 +/- acres on NYS Route 17M in the CO Zone with AQ-6 and Floodplain & Ponding Overlays.  
**Area Variance and Interpretation. Written Comments Discussion.**

Attorney Cherubino and Engineer Dates present.

Attorney Brady reviewed the draft resolution with the Board.

Attorney Brady requested the Board to review the Town of Goshen Involved Agency SEQRA Finding Statement and submit written comments by next meeting.

**VOTE BY PROPER MOTION**, made by Mr. Burnham, seconded by Mr. Barrett, the Town of Goshen Zoning Board of Appeals scheduled a special meeting December 13, 2022 to memorialize RDM Goshen 17M/2602 Route 17 Developers resolution. Approved unanimously.

Mr. Barrett	Aye	Mr. Bergsohn	Aye
Mr. Burnham	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 for two (2) 5-Megawatt AC solar system arrays 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. **Side Yard Setback Variances. Draft Decision**

Attorney Alec Gladd present.

Attorney Brady reviewed the draft decision with the Board.

Whereupon the Board discussed the map, noting f/k/a Borrego Solar in the caption, and legal language.

**VOTE BY PROPER MOTION**, made by Mr. Burnham, seconded by Mr. Barrett, the Town of Goshen Zoning Board of Appeals accepted the decision conditioned on non-material changes as modified. Approved unanimously.

Mr. Barrett	Aye	Mr. Bergsohn	Aye
Mr. Burnham	Aye		

**Adjournment**

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

Mr. Barrett	Aye	Mr. Bergsohn	Aye
Mr. Burnham	Aye		

Meeting adjourned 8:39 pm