

**Town of Goshen Zoning Board Meeting
Town Hall
41 Webster Avenue
Goshen, New York 10924
January 3, 2023**

Members Present:

Thomas Burnham, Chairman
James Barrett
Samuel Bergsohn
Trino Canton
Robert Farfalla

Also Present:

Rory Brady, Esq., ZBA Attorney
Frank Leva, Building Inspector
Joe Betro, Supervisor

The meeting of the Town of Goshen Zoning Board of Appeals was opened with the Pledge of Allegiance at 7:37 pm.

Approval of Minutes

VOTE BY PROPER MOTION, made by Mr. Canton, seconded by Mr. Farfalla, the Town of Goshen Zoning Board of Appeals approved the minutes of the December 13, 2022 meeting as presented. Approved unanimously.

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

Items for Discussion/Action

Al Turus Solar, LLC – Nexamp Solar, LLC – 12-1-17.122, 21.12 & 23.1: Application for site plan and special permit for a solar energy system on 111.0 +/- acres on NYS Route 17M and Hartley Road in the I Zone with AQ-3, AQ-6, Floodplain & Ponding and Stream Corridor & Water Supply Watershed overlays. **Setback Variances**

Engineer Ryan McCune present.

Engineer McCune reviewed the proposed variances with the Board.

Whereupon the Board discussed the internal lot line setback variance, proposed new ballasted fencing, justification for DEC reasoning for the inverter placement variance, cost considerations, and fire threats.

Attorney Brady advised the Board there is a Dropbox link for all materials circulated and the Board could set a public hearing with the date to be determined.

VOTE BY PROPER MOTION, made by Mr. Barrett, seconded by Mr. Farfalla, the Town of Goshen Zoning Board of Appeals moved to set a Public Hearing on this application with date to be determined to satisfy noticing requirements. Approved unanimously.

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

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

General Contractor Tompkins present.

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

General Contractor Tompkins presented the Board with visual representations of the requested signage for review and reviewed each rendering according to the variance and/or interpretation requested.

Whereupon the Board discussed what a glass curtain wall is as opposed to a window, removal of an existing sign, corporate directives, sign mounting and total project signage calculations.

Attorney Brady reviewed the timeline with the applicant.

Whereupon the Board had an in-depth discussion regarding glass curtain walls and future comprehensive plan potential code changes pertaining to the 17M corridor of which this application is located.

Building Inspector Leva weighed in on the current sign building codes.

Applicant to appear in two weeks after Board reaches out to consultants.

Adjournment

VOTE BY PROPER MOTION, made by Mr. Farfalla, seconded by Mr. Barrett, 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. Canton	Aye
Mr. Farfalla	Aye		

Town of Goshen Zoning Board
January 3, 2023

Page 3

Meeting adjourned at 8:52 pm