

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

July 21, 2020

Members Present:

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

Also Present:

Kelly Naughton, ZBA Attorney
Neal Halloran, Building Inspector

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

Approval of Minutes

VOTE BY PROPER MOTION, made by Mr. VanHaaster, seconded by Mrs. Donovan, the Town of Goshen Zoning Board moved to approve the July 7, 2020 minutes. Approved unanimously.

Chairman Garling	Aye	Mrs. Donovan	Aye
Mr. Farfalla	Aye	Mr. VanHaaster	Aye
Mr. Canton (Had connection problems)			

Public Hearings-

Iamartino Property – 17-2-43: Application for an area variance involving a shed. Said property is located within the Town of Goshen and is located at 16 Colonial Drive.

VOTE BY PROPER MOTION, made by Mr. VanHaaster, seconded by Mrs. Donovan, the Town of Goshen Zoning Board moved to open the Public Hearing for applicant Iamartino Property. Approved unanimously.

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

Mr. Iamartino was present and stated he had sent documents and pictures in for review and was eager to move on.

Christina Rowan, a neighbor, stated she had no objection.

VOTE BY PROPER MOTION, made by Mr. Farfalla, seconded by Mrs. Donovan, the Town of Goshen Zoning Board moved to close the Public Hearing for applicant Iamartino Property. Approved unanimously.

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

Attorney Naughton went through the elements.

VOTE BY PROPER MOTION, made by Mrs. Donovan, seconded by Mr. Farfalla, the Town of Goshen Zoning Board moved to authorize Attorney Naughton to prepare a draft resolution. Approved unanimously.

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

The Farmhouse of Goshen – 2-1-21.2: The Applicant is appealing the interpretation of the Building Inspector with regard to the 1989 and 1996 use variances for the property located within the Town of Goshen. Said property consists of approximately 141.9 +/- acres and is located on New York State Route 207 in the Rural (RU) district and the AQ-6 Overlay District.

Attorney Naughton gave a summary of the project.

Present for applicant were John Parker, Susan Shapiro, Tom Olley and Steve Esposito.

VOTE BY PROPER MOTION, made by Mr. Farfalla, seconded by Mr. VanHaaster, the Town of Goshen Zoning Board moved to open the supplemental public hearing for applicant Farmhouse of Goshen. Approved unanimously.

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

Mr. Esposito reviewed the project.

Mr. Parker discussed the different components of the business. Reviewed the history of the variances granted.

Whereupon, there was a discussion on the variances that were granted in 1996.

Chairman Garling stated he would take written comments.

Michael Pagliaco and Lorraine Pagliaco thought it was an impressive undertaking, but were concerned about noise during large gatherings.

John Parker stated that would be covered under Town Code.

Mary McLord was in support of the project in general.

Carol (no last name) stated it was a wonderful concept. Concerned about the environmental impact.

Pat Strong was in support of the project. Thought it was a wonderful plus for the Town of Goshen.

Brett Robinson stated it was a positive change.

Anna Hito was in support of the project.

Max Robinson was in support of the project.

Deborah Munitz, Ramapo, was in support of the project. Stated she had looked at the use table, stated very little is not allowed in this area. In summary felt it was permissible for multiple commercial uses on the property.

Rio Hito was in support of the project.

Erin Pasqual was in support and couldn't think of a better use for the land.

Suzanne Mitchell, Ramapo, expressed it was a great use of the land.

Chairman Garling stated he would like to keep the hearing open for next meeting so any written comments can be sent in up to that day, August 4. Chairman Garling asked if the applicant, based on the comments made tonight, consider drafting some type of limitation to the property use in front and submit in 14 days.

VOTE BY PROPER MOTION, made by Mr. VanHaaster, seconded by Mrs. Donovan, the Town of Goshen Zoning Board moved to adjourn the Public Hearing to August 4, 2020. Approved unanimously.

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

Items for Discussion/Action

10 6 ½ Station Road, LLC – 12-8-13: Application for area variances in connection with an existing structure to warehouse on 4.4 +/- acres on 6 ½ Station Road in the HC Zone with AQ-6 and Floodplain & Ponding

Overlays.

David Higgins appeared for applicant. Mr. Higgins reviewed the project.

VOTE BY PROPER MOTION, made by Mr. VanHaaster, seconded by Mr. Farfalla, the Town of Goshen Zoning Board moved to schedule a Public Hearing August 18, 2020. Approved unanimously.

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

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

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

Meeting adjourned at 9:48 pm