

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

September 15, 2020

Members Present:

Ed Garling
Robert Farfalla
Joanne Donovan
Trino Canton

Also Present:

Kelly Naughton, ZBA Attorney

Member Absent:

Charles VanHaaster

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

Chairman Garling opened the meeting at 7:35 pm.

Approval of Minutes

VOTE BY PROPER MOTION, made by Mr. Farfalla, seconded by Mr. Canton, the Town of Goshen Zoning Board moved to approve the August 18, 2020 minutes. Approved unanimously.

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

VOTE BY PROPER MOTION, made by Mrs. Donovan, seconded by Mr. Farfalla, the Town of Goshen Zoning Board moved to approve the September 1, 2020 minutes. Approved unanimously with one abstention.

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

Action Items

Mansfield Property – 15-1-25.1: Application for an area variance for a fence on property located along Conklingtown Road in the RU Zone Math AQ-3 overlay. Review Resolution.

VOTE BY PROPER MOTION, made by Mr. Canton, seconded by Mr. Farfalla, the Town of Goshen Zoning Board moved to approve the decision prepared by counsel for applicant Mansfield Property. Approved unanimously.

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

Items for Discussion

Varano Solar Farm – 19-1-47 & 48.1: Application for certain variances for a solar energy system on 127.7 +/- acres on Maple Avenue/County Route 37 in the RU and AI Zones Math AQ-3 and Scenic Road Corridor overlays. Deliberation.

Present for the applicant was Genevieve Trigg, Esq., and Dan Farnan, Maser Engineering.

Attorney Naughton reviewed the five-part test.

VOTE BY PROPER MOTION, made by Mr. Canton, seconded by Mrs. Donovan, the Town of Goshen Zoning Board moved to authorize counsel to draft a written decision consistent with the discussion held. Approved unanimously.

Chairman Garling	Aye	Mr. Canton	Aye
Mrs. Donovan	Aye	Mr. Farfalla	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 141.0 +/- acres and is located on New York State Route 207 in the Rural (RU) district and the AQ-6 Overlay District. Deliberation.

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

Whereupon, there was a discussion on the application.

Chairman Garling requested that Attorney Naughton prepare a written draft decision for consideration at the October 6 meeting.

VOTE BY PROPER MOTION, made by Mrs. Donovan, seconded by Mr. Canton, 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

Meeting adjourned at 8:22 pm.