

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

November 17, 2020

Members Present:

Ed Garling, Chairman
Robert Farfalla
Joanne Donovan
Charles VanHaaster

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 on line.

Chairman Garling opened the meeting at 7:34 pm.

Approval of Minutes

VOTE BY PROPER MOTION, made by Mrs. Donovan, seconded by Mr. VanHaaster, the town of Goshen Zoning Board moved to approve the October 20, 2020 minutes. Approved unanimously.

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

Items for Discussion

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. Consideration of decision.

Robert Dickover, Esq., was present for applicant.

Applicant requested an adjournment.

Whereupon, there was a discussion and the applicant is placed on the January 19, 2021 meeting for an update.

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

Applicant has withdrawn her application and has stated she is staying with wooden posts instead of metal posts.

833 Pulaski Highway Goshen Solar -24-1-76.12 & 101: Application for amended site plan and special permit for a solar energy system on 73.438 +/- acres on Pulaski Highway/County Route 6 in the AI Zone Math AQ-3 Overlay. The applicant is proposing to build two separate solar facilities, one on each of two adjacent parcels in the town. Public Hearing

David Albrecht, Borrego Solar and Steve Long, Project Developer, were present for applicant.

Mr. Albrecht reviewed the plan with the Board.

VOTE BY PROPER MOTION, made by Mr. Farfalla, seconded by Mr. VanHaaster, the Town of Goshen Zoning Board moved to open the Public Hearing for applicant, 833 Pulaski Highway Goshen Solar. Approved unanimously.

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

No comment from the public.

VOTE BY PROPER MOTION, made by Mr. VanHaaster, seconded by Mr. Farfalla, the Town of Goshen Zoning Board moved to close the Public Hearing for applicant, 833 Pulaski Highway Goshen Solar. Approved unanimously.

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

Whereupon, there was a discussion on the fencing, five part tests, SEQRA, landscaping and visual from Pulaski Highway.

Attorney Naughton reviewed the five part test with the Board.

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

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

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

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

Meeting adjourned at 8:11 pm.