

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

**November 19, 2019**

**Members Present:**

Edwin Garling, Chairman  
Robert Farfalla  
Philip Canterino  
Richard Florio

**Also Present:**

Kelly Naughton, ZBA Attorney  
Neal Halloran, Building Inspector

**Member Absent:**

Trino Canton

The Zoning Board Meeting was opened with the Pledge of Allegiance at 7:30 pm by Chairman Garling.

**Approval of Minutes**

**VOTE BY PROPER MOTION**, made by Mr. Canterino, seconded by Mr. Farfalla, the Town of Goshen Zoning Board moved to approve the October 15, 2019 minutes. Approved unanimously.

Mr. Garling, Chairman	Aye	Mr. Canterino	Aye
Mr. Farfalla	Aye	Mr. Florio	Aye

**Items for Discussion/Action**

**Authentic Antique Lumber 18-2-5** on 2.752 +/- acres located at 1962 NYS Route 17A in the HC district. The applicant is requesting area variances from the minimum side yard setback of 30 feet required under Town Code 97-14(A) to move two existing storage sheds to 7 feet from the southern property line, and for an existing storage trailer located 9.2 feet from the northern property line.

Karen Emmerich, Lehman & Getz, appeared for applicant Authentic Antique Lumber. Ms. Emmerich reviewed the project and stated the trailer would be removed.

Attorney Naughton reviewed the decision.

**VOTE BY PROPER MOTION**, made by Mr. Florio, seconded by Mr. Canterino, the Town of Goshen Zoning Board moved to approve the decision for area variances for applicant Authentic Antique Lumber. Approved unanimously.

Mr. Garling, Chairman	Aye	Mr. Canterino	Aye
Mr. Farfalla	Aye	Mr. Florio	Aye

**Chris and Beth Pskowski** – Appealing certain interpretations of the Town Building Inspector, pursuant to sections 97-63 and 97-69 of the Town Code, made in connection with the application of Foxfire La Colina, LLC (12-1-45.222) for a special permit and site plan approval for a bed & breakfast

and event facility service business on 46.1 +/- acres on NYS Route 17M in the RU & HC Zones with AQ-3 & AQ-6 overlays.

Attorney Naughton reviewed the draft determination with the Board.

Whereupon, there was a discussion if the project is a service business, if it had adequate road frontage, and if the facility was over 5,000 square feet. It was determined that it is a service business, it does not have adequate road frontage, and they determined that the facility is over 5,000 square feet.

Attorney Naughton advised the Board that the issue with the speakers is outside of the zoning code. This application was not required to be referred to the Orange County Planning Department and is a type 2 action under SEQRA.

**VOTE BY PROPER MOTION**, made by Mr. Canterino, seconded by Mr. Farfalla, the Town of Goshen Zoning Board moved to authorize counsel to draft a written decision based on the discussions held. Approved unanimously.

Mr. Garling, Chairman	Aye	Mr. Canterino	Aye
Mr. Farfalla	Aye	Mr. Florio	Aye

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

Mr. Garling, Chairman	Aye	Mr. Canterino	Aye
Mr. Farfalla	Aye	Mr. Florio	Aye

Meeting adjourned at 8:10 pm