

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

August 16, 2022

Members Present:

Charles VanHaaster, Chairman
Thomas Burnham
Joanne Donovan
Robert Farfalla

Also Present:

Rory Brady, Esq., ZBA Attorney
Neal Halloran, Building Inspector
Frank Leva, Building Inspector
Joe Betro, Supervisor
Tanya McPhee, Recording Secretary

Members Absent:

Trino Canton

The meeting of the Town of Goshen Zoning Board of Appeals was opened with the Pledge of Allegiance at 7:33 pm.

Approval of Minutes

VOTE BY PROPER MOTION, made by Mr. Farfalla, seconded by Mrs. Donovan, the Town of Goshen Zoning Board of Appeals approved the minutes of the July 19, 2022 meeting as presented. Approved unanimously.

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

Items for Discussion/Action

111 Owens Road Solar - 10-1-10.22: Application for side yard setback variances for large-scale ground-mounted solar photovoltaic energy generating facility consisting of three (3) five-megawatt AC solar system array on approximately 53.9+/- acre site. The proposed project site is located along the northern side of Owens Road, between Echo Lake Road and Phillipsburg Road, in the RU Zone with AQ-6 overlay.

Engineer ReJean DeVaux and Project Manager Terrance Nolan present.

Due to late-hour correspondence received, Attorney Brady requested the action be tabled until counsel has the opportunity to communicate with applicant. Item will be placed on the next available agenda, September 6, 2022.

VOTE BY PROPER MOTION, made by Mr. Burnham, seconded by Mrs. Donovan, the Town of Goshen Zoning Board of Appeals tabled the 111 Owens Road Solar application to September 6, 2022 under advisement of counsel. Approved unanimously.

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

RDM Goshen 17M/2602 Route 17 Developers – 12-1-116: Application for site plan, special permit and subdivision for a warehouse and single-family dwelling on two (2) lots totaling 61.59 +/- acres on NYS Route 17M in the CO Zone with AQ-6 and Floodplain & Ponding Overlays.
Area Variance and Interpretation

Project Attorney Rob Stout, Project Engineer Andrew Fetherston, and Project Architect Jason Anderson present.

Attorney Stout delivered a narrative of the application including the planning process.

Applicant requesting:

1. A height variance for 48 feet where 35 feet is allowed by code for installation of an interior racking system.
2. Relief variance from code-compliant peaked roof and cornice requirements as subject building is a warehouse.
3. Relief variance from code-compliance for façade length requirement.
4. Interpretation of curb cut minimum distance for a driveway for gated emergency access.
5. Variance from building size for 300,000 square feet where 200,000 square feet is allowed by code.
6. Variance for lighting heights where code compliance is 20 feet. Requesting four (4) at 30 feet, 22 at 25 feet.

Discussions included landscape screening, façade modifications, turning lane, definition of a driveway, tenant limitations if variances disallowed, shielded light fixtures, lighting timers, lighting motion sensors, lighting placement revisions, emergency access signage and emergency access landscaping.

After review of revision suggestions, applicant to return September 6, 2022.

Future Agenda Items

Attorney Brady reviewed the agenda for the next meeting which will take place on September 6, 2022.

Adjournment

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

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

Meeting adjourned 8:43 pm