

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

March 17, 2020

Members Present:

Edwin Garling, Chairman
Trino Canton
Robert Farfalla
Charles VanHaaster

Also Present:

Kelly Naughton, ZBA Attorney
Neal Halloran, Building Inspector

Members Absent:

JoAnn Donovan

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

Approval of Minutes

VOTE BY PROPER MOTION, made by Mr. Farfalla, seconded by Mr. VanHaaster, the Town of Goshen Zoning Board moved to approve the March 3, 2020, minutes. Approved unanimously with one abstention.

Chairman Garling	Aye	Mr. Canton	Abstained
Mr. Farfalla	Aye	Mr. VanHaaster	Aye

Items for Discussion/Action

Makuen Realty Associates Subdivision – 13-1-10.2: Application for an area variance from the required lot frontage involving a proposed two-lot subdivision of 87.10 +/- acres on NYS Route 17A in the RU & CO Zones with AQ-3 Floodplain & Ponding, and Scenic Road Corridor overlays.

Whereupon, there was a discussion on the type of road access. Attorney Naughton reviewed the decision with the Board.

VOTE BY PROPER MOTION, made by Mr. Farfalla, seconded by Mr. Canton, the Town of Goshen Zoning Board moved to approve the decision for applicant Makuen Realty Associates for an area variance. Approved unanimously.

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

Farmhouse of Goshen -2-1-21.2 & 21.3: Application for site plan, special permit and lot line adjustment for a spa/wellness center, restaurant and catering facility on 145.9 +/- acres on NYS Route 207 in the RU District with AQ-6 Overlay. Applicant requesting an interpretation and a confirmation that the proposal is within the terms of use variance.

John Parker, Esq., and Steve Esposito, Esposito & Associates, were present for applicant.

Mr. Esposito reviewed the project.

Whereupon, there was a discussion on the 1996 variance issued.

Chairman Garling requested that the Board receive all the materials on file regarding the 1996 variance for review.

VOTE BY PROPER MOTION, made by Mr. VanHaaster, seconded by Mr. Farfalla, the Town of Goshen Zoning Board moved to schedule a public hearing on April 21, 2020, for applicant Farmhouse of Goshen. Approved unanimously.

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

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

Meeting adjourned at 8:05.