

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

October 20, 2020

Members Present:

Ed Garling, Chairman
Trino Canton
Joanne Donovan
Robert Farfalla
Charles VanHaaster

Also Present:

Kelly Naughton, ZBA Attorney
Neal Halloran, Building Inspector

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

Chairman Garling opened the meeting at 7:32 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 October 6, 2020 minutes. Approved unanimously.

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

Items for Discussion

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

Elisabeth Mansfield was present.

Attorney Naughton reviewed the changes from wooden posts to black metal posts in the rear and side yards.

Whereupon, there was a discussion on the differences between the wooden post and the metal post. The unique feature of this lot is that it is a heavily wooded area.

Attorney Naughton stated she would prepare a draft decision based on the discussion held.

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 with AQ-3 Overlay. The applicant is proposing to build two separate solar facilities, one on each of two adjacent parcels in the town. Initial presentation.

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

Goshen Zoning Board moved to schedule a Public Hearing for applicant 833 Pulaski Highway Goshen Solar on November 17, 2020. Approved unanimously.

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

Sunrise Commons -12-1-57.2: Application for an area variance involving a proposed three buildings for commercial and residential use. Said property consists of approximately 10.5 +/- acres on 2531 State Route 17M in the HC and CO Zones. Discussion.

Amador Laput, Fellenzer Engineering, was present for applicant.

Mr. Laput reviewed the project with the Board.

Whereupon, there was a discussion on the screening in the front, invited the Board to visit the site, trees are not under the applicant's control they are in the State right away. Will have to do a well test, traffic study and work with the DEC for wastewater treatment plan.

VOTE BY PROPER MOTION, made by Mr. Farfalla, 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
Mr. VanHaaster	Aye		

Meeting adjourned at 8:42 pm.