

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

**Tuesday, April 16, 2024
7:30pm**

Approval of Minutes

None - No meeting April 02, 2024

Possible Extension or Abandonment of Applications pursuant to Town Code

None

Public Hearing(s)

Green Wells - 11-1-100.2: APPLICATION WITHDRAWN

The applicant Green Wells Venture LLP is seeking to develop a ± 64,680 square foot greenhouse facility for the cultivation, processing and distribution of agricultural product (Cannabis) with associated parking, loading, stormwater treatment facilities, well, and septic field on a 7.1-acre parcel. The parcel is located in the Rural (RU) zoning district. Applicant is seeking an area variance from the maximum impervious coverage surface if assumed to be 10% to a maximum coverage of 40% for agricultural use. *Continuation of Public Hearing CANCELLED*

Perrone Deck - 14-26-25: The applicant seeks an area variance from Town Code 97-19C which requires a minimum rear yard setback of thirty (30) feet. The applicant is seeking a variance allowing the setback to be eleven (11) feet.

Items for Discussion/Action

920 Associates - 12-1-54: The applicant proposes to construct a 2,320 square foot contractor storage and office building for a plumbing business. A lot area variance is requested, the Code 97-14A requires a minimum lot area of one (1) acre; the plan indicates the lot area as 0.65 acre. The applicant is also seeking a road frontage variance as the Code 97-14A requires a minimum frontage along State roads of 300 feet; the plan indicates 125 feet. Town Code § 97-40(C)(4) requires driveways on lots with 100 feet or more of road frontage to be set back at least 10 feet from side lot lines. The applicant is requesting a variance to permit the apron of his driveway to be located 2'9" from the eastern side lot line.

Upcoming Meetings

May 7, 2024

Agenda Subject to Change