

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

September 1, 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

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

Chairman Garling opened the meeting at 7:45 pm.

Approval of Minutes

Approval of August 18, 2020 minutes was held over to next meeting.

Public Hearing

Varano Solar Farm – 19-1-47 & 48.1: Application for certain variances for a solar energy system on 127.7 +/- acres on Maple Avenue/County Route 37 in the RU and AI Zones with AQ-3 and Scenic Road Corridor overlays.

VOTE BY PROPER MOTION, made by Mr. Canton, seconded by Mr. VanHaaster, the Town of Goshen Zoning Board moved to open the Public Hearing for applicant Varano Solar Farm. Approved unanimously.

Chairman Garling	Aye	Mr. Canton	Aye
Mr. VanHaaster	Aye		

Present for the applicant was Genevieve Trigg, Esq, Dan Farnan, Maser Engineering, Ryan Malacheski and Brendan Blank from Forefront Power.

Genevieve Trigg, Esq. and Dan Farnan reviewed the project with the Board.

There was no comment from the public.

VOTE BY PROPER MOTION, made by Mr. VanHaaster, seconded by Mr. Canton, the Town of Goshen Zoning Board moved to close the Public Hearing for applicant Varano Solar Farm. Approved unanimously.

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

The Farmhouse of Goshen – 2-1-21.2: The Applicant is appealing the interpretation of the Building Inspector with regard to the 1989 and 1996 use variances for the property located within the Town of Goshen. Said property consists of approximately 141.9 +/- acres and is located on New York State Route 207 in the Rural (RU) district and the AQ-6 Overlay District. Continuation of Public Hearing.

Present for applicant: Susan Shapiro, John Parker, and Steve Esposito.

VOTE BY PROPER MOTION, made by Mr. VanHaaster, seconded by Mr. Canton, the Town of Goshen Zoning Board moved to open the Public Hearing for applicant The Farmhouse of Goshen. Approved unanimously.

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

Mr. Parker stated he was looking to bring the appeal process to a close. He reviewed the application before the Board.

Susan Shapiro reviewed her proposal of the use variance.

Steve Esposito spoke in support of the project.

Mr. Farfalla stated he thought it was a good project.

Whereupon, there was a discussion explaining that the decision was on the building inspector's interpretation of the use variance.

Bill Fioravanti, Director of Economic Development for Orange County, stated the property was special and this project would enhance it. He was in support of the project.

Erin Pasqual was in support of the project. She is the seller of the property and is currently operating three businesses on premise.

VOTE BY PROPER MOTION, made by Chairman Garling, seconded by Mr. VanHaaster, the Town of Goshen Zoning Board moved to close the Public Hearing for applicant The Farmhouse of Goshen. Approved unanimously.

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

Items for Discussion

10 6 ½ Station Road, LLC -12-8-13: Application for area variances in connection with an existing structure to warehouse on 4.4 +/- acres on 6 ½ Station Road in the HC Zone with AQ-6 and Floodplain

& Ponding Overlays. Draft Resolution.

David Higgins was present for applicant.

Attorney Torre reviewed the draft resolution with the Board.

VOTE BY PROPER MOTION, made by Mr. Canton, seconded by Mr. Farfalla, the Town of Goshen Zoning Board moved to approve the variances for applicant 10 6 ½ Station Road, LLC. Approved unanimously.

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

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

Elizabeth Mansfield was present.

Whereupon, there was a discussion on the fence.

Attorney Torre went over the five-factor test with the Board.

VOTE BY PROPER MOTION, made by Chairman Garling, seconded by Mr. VanHaaster, the Town of Goshen Zoning Board moved to authorize counsel to draft a decision consistent with their discussion. Approved unanimously.

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

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
Mr. Farfalla	Aye	Mr. VanHaaster	Aye

Meeting adjourned at 9:11 pm.