

**VILLAGE OF GOSHEN
ZONING BOARD OF APPEALS
May 21, 2015**

The regular meeting of the Zoning Board of Appeals of the Village of Goshen was called to order at 7:30 pm on May 21, 2015 in the Village Hall by Chairman Wayne Stahlmann.

Present: Garfield Clark
Molly O'Donnell
Wayne Stahlmann, Chairman
John Strobl
Kerri Stroka

Also Present: David Donovan, Esq., ZBA Attorney

Chairman Mr. Stahlmann opened the meeting with the Pledge of Allegiance.

Chairman Mr. Stahlmann, welcomed new Zoning Board of Appeals member, Kerri Stroka. Mr. Stahlmann thanked and acknowledged Mr. Frishberg for his years of service on The Zoning Board of Appeals.

Mailings were presented by the applicants.

Application of McCloud Construction Inc., 115 Hill Road, Goshen, N.Y. 10924

Premises Affected: Section 125, Block 2, Lot 20; 2 Earle Lane, Goshen, New York 10924

Relief Requested: (1) An area Variance to allowing a front yard setback of 26.2 feet where 30 feet is required; and (2) An area variance allowing a fence height of 6 feet where 4 feet is the maximum height allowed.

Representing the applicant: Crawford McCloud

Mr. McCloud is representing owners Mr. and Mrs. Cepeda of 2 Earle Lane. He is proposing to add a one car garage to the existing two car garage, as well as a six foot fence in the front of the property with a fifteen foot setback for privacy.

Mr. Stahlmann commented that the location is on the corner of Earle Lane and Phillipsburgh Road and cars tend to go pretty fast. Mr. Stahlmann said up the street on the corner of Winston there's a fence similar to the proposal. Mr. McCloud stated that there are similar fences throughout the neighboring roads.

ZBA members had visited the site and are aware of the traffic and the deer. They found it in character with the rest of the neighborhood and it fits the criteria for approval. However, they did emphasize the setback of the fence to the road due to the traffic and deer.

VOTE BY PROPER MOTION, made by Mr. Strobl, seconded by Mr. Clark, The Zoning Board of Appeals of The Village of Goshen closes the public hearing on the application of McCloud Construction, Inc. Motion approved unanimously.
(Aye 5)

VOTE BY PROPER MOTION, made by Mr. Strobl, seconded by Mr. Clark, The Zoning Board of Appeals of The Village of Goshen grants the variances requested on the application of McCloud Construction, Inc. Motion approved unanimously.
(Aye 5)

Application of Goshen Central High School, 222 Scotchtown Avenue, Goshen, N.Y. 10924

Premises Affected: Section 103, Block 3, Lot 2; 222 Scotchtown Avenue, Goshen, New York 10924

Relief Requested: An area variance to permit an 18'8"x 9' 8" internally illuminated sign to be placed on the premises identified below. Signs which are larger than 2 square feet are not permitted in residential districts.

Mailing receipts were submitted to the ZBA.

Present for the Applicant: Jonathan Redeker, on behalf of Goshen Central High School
Principal Kurtis Kotes.

Mr. Redeker presented to the board the specs of the proposal to replace the existing road sign at the High School. He explained that the sign is on the corner of Scotchtown Avenue, and the new sign would be replaced with a new 4x 8 digital LED sign. He stated the current two sided pillars would be taken down and replaced with new clean slab.

Chairman Mr. Stahlmann asked if the new sign would be similar to the sign currently at BOCES. Mr. Redeker replied yes, and that they would be using the same company BOCES used, which is approved for New York State Schools and they wouldn't have to place bids or hire vendors. Mr. Redeker stated the illumination can be adjusted, and can relay messages and connect wirelessly.

ZBA members each said they have no objection to the proposed sign. Mr. Donovan confirmed the dimensions of the existing sign and explained that the size is likely a pre existing non conforming condition. The code was previously amended to allow internal illumination to commercial buildings and that the High School is in a residential district therefore, it has to appear before the Zoning Board of Appeals and that the Building Inspector, Mr. Lewis referred the applicant to the board for an area variance because the size is larger than two square feet.

Mr. Donovan explained that Scotchtown Avenue is a county road therefore; The Zoning Board of Appeals can't make any determination until 30 days from the application passes or until the report is received from the county.

Chairman Mr. Stahlmann asked the public for comment. Ms. Strong, a resident of Scotchtown Avenue for several years, spoke and stated she was not in favor of the proposed sign. She feels the sign does not fit in within the character of the Village of Goshen. Ms. Strong stated that the sign is too commercial, and is not necessary for the Village of Goshen.

Mr. Redeker commented that he feels it would benefit the people, and be more up to date and modern.

Mr. Donovan stated that there will be no notices sent out, the next scheduled appearance will be at the June 18th, ZBA meeting.

VOTE BY PROPER MOTION, made by Ms. Stroka, seconded by Mr. Clark, the Zoning Board of Appeals of the Village of Goshen closes the public hearing on the application of Goshen Central High School. Motion approved unanimously.
(Aye 5)

ADJOURNMENT- Upon Motion made and seconded The Village of Goshen Zoning Board of Appeals meeting adjourned at 7:51 p.m.

Wayne Stahlmann, Chairman
Notes prepared by Courtney Cancellieri

