

VILLAGE OF GOSHEN
ZONING BOARD OF APPEALS
August 17, 2017

The regular meeting of the Zoning Board of Appeals of the Village of Goshen was called to order at 7:30 p.m. on Thursday, August 17, 2017 in the Village Hall by Chair Wayne Stahlmann.

Members present: John Strobl
Chair Wayne Stahlmann
Susan Cookingham
Nick Pistone

Also present: David Donovan, Esq., ZBA Attorney

Chairman Stahlmann opened the meeting with the Pledge of Allegiance.

PUBLIC HEARING

Dana Distributors, 52 Hatfield Lane, 126-1-5.22

Relief Requested: Area variance from the maximum sign square footage in the IP zone of 60 square feet where the vertical dimension of all building façade signs is not to exceed 3 feet.

Representing Applicant: Steven T. Esposito, RLA

Attorney Donovan stated in September of 2003 this application was denied by the ZBA at the time. In order to reconsider the application for the same relief, the board must move to reopen the hearing by unanimous vote of the board.

VOTE BY PROPER MOTION made by Mr. Strobl, seconded by Ms. Cookingham, the Village of Goshen Zoning Board of Appeals moved to reopen this matter to be reconsidered. The motion was approved unanimously.

Mr. Esposito stated this project is in the process of receiving conditional final approval of a warehouse expansion before the Planning Board. The proposed sign is on the north side of the site opposite of where Hatfield Lane is. The site has two frontages with one on Hatfield Lane and one facing Rt. 17. He stated he is requesting relief from the wall mounted sign provision of the code.

The code states for a single-use building one wall-mounted sign per frontage is allowed. The code allows for up to 10% of the wall space for a sign or 60 square feet. The permitted sign is one percent of the total wall area. With the proposed façade the proposed sign is four percent of the wall area, only a three percent variance from the code.

Mr. Esposito stated the applicant chose the site for its visibility to Rt. 17 to promote its brand and have a presence. He presented the board with views from various different vantage points surrounding the site.

Chairman Stahlmann polled the board for questions and comments.

Mr. Pistone stated he was clear with the presentation.

Ms. Cookingham asked if the sign was going to be illuminated. Mr. Esposito stated the sign would in fact be an internally illuminated sign.

Mr. Donovan asked what the sign was going to say. Mr. Fred Dana, the applicant, stated he was not sure yet. Mr. Donovan stated the board cannot make a decision based upon what the sign says. The sign regulations are content neutral.

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Chairman Stahlmann stated one of the problems at the hearing in 2003 was the issue of promoting alcohol and whether it was appropriate or not. Chairman Stahlmann stated it was not appropriate for the board to make a determination based upon what the sign says. The decision should be based on size alone.

Mr. Donovan stated Mr. Esposito made the argument that the sign is important for branding purposes and would not affect the character of the neighborhood facing the highway.

Ms. Cookingham stated she believed it would help business and wouldn't be as big as some of the billboards that are already on Rt. 17.

Mr. Strobl stated he thinks the sign is fine. He believes Dana Distributors has been a good neighbor and its expansion in Goshen is a good thing.

Chairman Stahlmann opened the meeting to public comments and questions.

There was no one from the public present at this meeting.

VOTE BY PROPER MOTION made by Mr. Strobl, seconded by Ms. Cookingham, the Village of Goshen Zoning Board of Appeals closed the public hearing. The motion was approved unanimously.

VOTE BY PROPER MOTION made by Ms. Cookingham, seconded by Mr. Strobl, the Village of Goshen Zoning Board of Appeals granted the area variance as requested. The motion was approved unanimously.

The meeting concluded at 7:50 p.m.

Wayne Stahlmann, Chair

Notes prepared by Tanya McPhee