

**VILLAGE OF GOSHEN  
ZONING BOARD OF APPEALS  
May 15, 2014**

The regular meeting of the Zoning Board of Appeals of the Village of Goshen was called to order at 7:30 pm on May 15, 2014 in the Village Hall by Chairman Wayne Stahlmann.

Present: Garfield Clark  
Neal Frishberg  
Molly O'Donnell  
Wayne Stahlmann, Chairman  
John Strobl

Also Present: David Donovan, Esq., ZBA Attorney

Mr. Stahlmann opened the meeting with the Pledge of Allegiance. Mr. Stahlmann, Mr. Donovan and the board welcomed new Zoning Board of Appeals member Molly O'Donnell.

**Application of Thomas Marrone, 24 St. James Place, CS District, Section 112 Block 2 Lot 9**

**Relief Requested:**

- (a) Variance allowing only three (3) off-street parking spaces where a minimum of eight (8) are required;
- (b) Variance allowing a driveway width of 10 feet where 12 feet is required.

Representing the applicant: James Clearwater, MJS Engineering & Land surveying, PC

The applicant presented notice of mailing.

Mr. Clearwater explained that the lot is small 50 feet wide and 90 feet deep, and that the applicant is seeking to have commercial space on the first floor and residential for the second floor. The proposal would also include three parking stalls which would be more narrow and one handicap. Mr. Clearwater stated the applicant was referred by the planning board, due to the land of the property.

Mr. Clearwater explained two family housing is permitted in other zones, however not in the CS zone. In other zones a two family house would require one and a half parking spaces per unit, and we have 3 stated Mr. Clearwater. Mr. Frishberg and Mr. Donovan confirmed that the applicant is seeking a variance on parking and a variance for the width of the driveway. Mr. Stahlmann asked the applicant if this would interfere with the church parking. It was noted by Mr. Strobl that a typical work day at St. James is rather quiet and this would not be of interference. Mr. Marrone said this would be a great plan free up parking and wouldn't infringe with the church. Mr. Frishberg commented that this would not affect the character of the neighborhood, and that it would improve character.

ZBA members had visited the site prior and feel that any improvement to the property will benefit the character of the neighborhood.

Mr. Stahlmann asked for public comment. Geri Corey of Trail Side Treats noted that during the construction of Trail Side Treats the Building Inspector Mr. Lewis was in favor of the building being fixed up and brought up to sniff.

**VOTE BY PROPER MOTION**, made by Mr. Frishberg, seconded by Mr. Strobl, the Zoning Board of Appeals of the Village of Goshen closes the public hearing on the application of Thomas Marrone. Motion approved unanimously.

(Aye 5)

**VOTE BY PROPER MOTION**, made by Mr. Frishberg, seconded by Mr. Strobl, the Zoning Board of Appeals of the Village of Goshen grants the variances as requested on the application of Thomas Marrone. Motion approved unanimously.

(Aye 5)

**ADJOURNMENT**- Upon motion made and seconded, the Village of Goshen Zoning Board of Appeals meeting adjourned at 7:50 p.m.

Wayne Stahlmann, Chairman

Notes prepared by Courtney Cancellieri