

VILLAGE OF GOSHEN

ZONING BOARD OF APPEALS

DECEMBER 21, 2017

The regular meeting of the Zoning Board of Appeals of the Village of Goshen was called to order at 7:30 pm on Thursday, December 21, 2017 in the Village Hall by Chair Wayne Stahlmann.

Members present:     Kerri Stroka  
                                  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**

##### **Mary Sudul 26 Hill Street, 109-1-6**

**Relief Requested:** Request is for a variance to build a one car garage that will be 3 feet from the sideline. Ordinance requires 20 feet.

**Representing Applicant:** Tom Puhucki of Keller Williams Real Estate

Tom Puhucki presented a garage floor plan made by Dave Crawford, Architect as well as a 1992 survey made by James A. Dillin, PLS.

Upon questioning by Mr. Stahlmann, Mr. Puhucki indicated that the location of the garage was the only practical location considering the topography of the property as well as the size of the lot. The home was built in 1851 and is located behind the current Goshen Library. There is currently no covered parking.

**Chairman Stahlmann polled the board for questions and comments.**

Mr. Strobl indicated he had visited the site and considered that the location of the garage as proposed was the logical and least intrusive location.

**Chairman Stahlmann opened the meeting to the public for comments and questions.**

Mr. Stahlmann read into the record a letter sent by Mr. and Mrs. Jankowski stating that they were next door neighbors and had no objections. Mr. Stanley Jankowski also appeared at the meeting and confirmed that he had no objection to the variance as presented.

**VOTE BY PROPER MOTION** made by Ms. Stroka, seconded by Mr. Strobl, the Village of Goshen Zoning Board of Appeals moved to close the public hearing.

**VOTE BY PROPER MOTION** made by Mr. Pistone, seconded by Susan Cookingham, the Village of Goshen Zoning Board of Appeals unanimously approved the variance as presented.

**UNICO West Main Street**

**Relief Requested:** Extension of existing variances.

After discussion by the board members and upon motion by Ms. Stroka and seconded by Mr. Strobl it was unanimously approved that the variances that currently exist would be extended for one year.

**Kikkerfrosch, LLC**

**Relief Requested:** Extension of existing variances.

After discussion by the board members and upon motion by Mr. Strobl and seconded by Ms. Stroka it was unanimously approved that the variances that currently exist would be extended for one year.

VOTE BY PROPER MOTION made by Ms. Stroka, seconded by Mr. Strobl, the Village of Goshen Zoning Board of Appeals adjourned the meeting. The motion was approved unanimously.

The meeting concluded at 8:10 pm.

Wayne Stahlmann, Chair