

**VILLAGE OF GOSHEN
ZONING BOARD OF APPEALS
June 15, 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, June 15, 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.

CONTINUED PUBLIC HEARING of 60 Erie Street, LLC, 106-2-116

Relief Requested: An area variance from the requirements of Section R-2 zone where free-standing signs are not allowed in a residential zone.

Representing

Applicant: Richard Croughan, Esq.

Mr. Croughan presented the board with a diagram depicting the intended placement of a 20-square foot sign to be placed cattycorner to Murray and Erie Streets sitting back by the edge of the mulch bed cradling both sides. The intended placement does not stick out more than the building.

Chairman Stahlmann stated that based on the depiction the sign placement is not near the sidewalk.

Mr. Donovan stated he had a conversation with the building inspector who is the 911 coordinator for the Village who raised the issue that if the address of the building is 60 Erie Street, the sign needs to be placed on Erie Street and not Murray Street. Mr. Donovan advised the board that if they were inclined to take any action they should make it subject to the building inspector's confirmation that it is acceptable for 911.

Chairman Stahlmann opened the meeting to public comments and questions.

Cecile Ayres, 114 Murray Avenue – Ms. Ayres stated looking at the depiction she won't be able to read what is on the sign. She questioned if the "For Lease" sign that is presently on the property bigger or smaller than the proposed sign. Mr. Donovan stated he thinks the lease sign is smaller.

Patricia Sherlock, 103 Murray Avenue – Ms. Sherlock stated the proposed location as depicted is not intrusive to the neighborhood.

Chairman Stahlmann polled the board for comments and questions.

Mr. Pistone felt he is now clear with the intentions of the applicant.

Ms. Cookingham said she had no problem with the intended placement of the sign.

Mr. Strobl stated he was okay with it. He thinks it's the best possible way to place the sign barring any objection from 911.

Chairman Stahlmann stated from a safety point of view the sign is not sticking out by the sidewalks.

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Ms. Stroka stated she liked the sign back by the building and agreed it was good to not have the sign competing with the stop signs at the intersection. She also agreed it should be subject to a 911 review.

Ms. Ayres prepared a statement for the board and read it aloud. She is still against the sign because she feels it is an intrusion in a residential neighborhood. She feels people will find a business regardless of a sign. Ms. Ayres stated the intersection does not need cars and people stopping to read a sign. She also asked who will maintain the sign when a change of tenancy occurs. Mr. Croughan stated the landlord will be responsible for that.

The board accepted Mr. Croughan's depiction of the sign placement and named it Exhibit A.

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

VOTE BY PROPER MOTION made by Mr. Strobl, seconded by Ms. Stroka, the Village of Goshen Zoning Board of Appeals approved the variance for the proposed sign as shown on Exhibit A subject to the Building Inspector's determination that the location is 911 compliant. If the Building Inspector determines the placement is not 911 compliant, the sign will be squared off to face Erie Street no farther from the building as depicted in Exhibit A. The motion was approved unanimously.

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 7:46 p.m.

Wayne Stahlmann, Chair

Notes prepared by Tanya McPhee