

**VILLAGE OF GOSHEN  
ZONING BOARD OF APPEALS  
October 17, 2019**

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, October 17, 2019, in Goshen Village Hall by Chairman Stahlmann.

Members present: Wayne Stahlmann, Chairman  
Nick Pistone  
John Strobl

Members absent: Susan Cookingham  
Kerri Stroka

Also present: David Donovan, Esq., ZBA Attorney  
Kristen O'Donnell, Village Planner

Mr. Stahlmann led those present in the Pledge of Allegiance.

**PUBLIC HEARING CONTINUATION**

**Fiddler's Green at Good Time Park, Greenwich Avenue, 115-1-5; R-3 Zone**

**Relief Requested:** (1) An interpretation and/or area variance with regard to the permitted length of parking garages; (2) An area variance to allow four (4) of the six (6) buildings proposed to have a building height in excess of the maximum 35 feet that is permitted; and (3) an area variance to allow four (4) of the buildings to have four (4) stories and to allow the remaining two (2) buildings to have three (3) stories where 2.5 stories is the maximum permitted.

**Representing the Applicant:** Steve Esposito, RLA  
Jay Myrow, Esq.

Chairman Stahlmann thanked the applicant for having the locations of the buildings staked which proved to be very helpful.

Mr. Esposito reviewed the variances that were being sought. He noted that the "as of right" alternative plan was not what the applicant wished to develop, but rather, was requested by the Planning Board.

When asked for comments by Chairman Stahlmann, both Mr. Pistone and Mr. Strobl noted that seeing the project staked was very helpful.

There were no comments from the public.

Chairman Stahlmann offered the applicant the options of calling for a vote at this time, or waiting until the full Board was present. Mr. Myrow asked for the vote to be taken at this Meeting.

On a motion by Mr. Strobl, seconded by Mr. Pistone, the Public Hearing was closed at 7:45 p.m. Motion carried 3 – 0.

The Board, Attorney, and Planner discussed the unique circumstances of the project

Attorney Donovan affirmed with Board Members that they had analyzed the five balances for the area variances as addressed in the application over the course of the last three months.

On a motion by Mr. Strobl, seconded by Mr. Pistone, the Board voted to grant the four area variances as requested. Motion carried 3 – 0.

## **PUBLIC HEARING CONTINUATION**

### **4 New Street LLC Site Plan, 4 and 10 New Street and 122 Greenwich Avenue; 111-15-9, 10, 11; C-S Zone, Architectural Design District**

**Relief Requested:**

A series of area variances to allow for the demolition and subsequent reconstruction of an existing nonconforming structure that is located on an existing nonconforming lot. The required area variances are for: lot area; lot depth; front yard; rear yard; side yard; parking; maximum number of stories; maximum building coverage and maximum development coverage.

**Representing the Applicant:**

Steven Esposito, RLA  
Barry Terach, RA

Chairman Stahlmann opened the Public Hearing and turned the floor to Mr. Esposito, who provided a revised form regarding the variances being sought, including required and provided parking, and reviewed it with Board members.

Mr. Esposito explained that since the last appearance the applicant has reduced the number of proposed units from 21 to 18. He also noted that the uniqueness of the site is due to the fact that it is in the floodplain.

A discussion was held regarding parking, and the issues caused by the scarcity of municipal parking .

Chairman Stahlmann asked Mr. Pistone and Mr. Strobl if, parking aside, they had any issues with the other variances requested. Both said they did not.

Chairman Stahlmann said that it would be best to have the full Board present for a vote.

On a motion by Mr. Pistone, seconded by Mr. Strobl, the Public Hearing was closed at 8:25 p.m. Motion carried 3 – 0.

On a motion by Mr. Strobl, seconded by Mr. Pistone, the Meeting was adjourned at 8:27 p.m. Motion carried 3 – 0.

Notes by Meg Strobl

Wayne Stahlmann, Chairman