

**VILLAGE OF GOSHEN
ZONING BOARD OF APPEALS
May 21, 2020**

**VILLAGE OF GOSHEN ZONING BOARD OF APPEALS
NOTICE OF
RESCHEDULED
MEETING**

NOTICE IS HEREBY GIVEN that the public hearings originally scheduled for March 19, 2020 have been rescheduled and said public hearings will now be held before the Village of Goshen Zoning Board of Appeals at 7:30 P.M. or as soon thereafter as they can be heard, on May, 21 2020 in the manner as herein provided. The said applications that will be heard are as follows:

1. Variance requested by Norman and Elizabeth Sassi;
2. Variance requested by Eugene Deichsel
3. Variance requested by Matthew Tramonte

In accordance with the applicable Executive Orders heretofore issued by New York State Governor Andrew Cuomo suspending certain provisions of the New York State Open Meetings Law, physical attendance by the public at the hearing will not be permitted. The public may view the meeting live using the following link:

<https://us04web.zoom.us/j/6219628673> and using meeting ID: # 6219628673. To participate audibly by telephone: 1-646-558-8656.

After the hearing is opened, the public will be able to make comments when authorized. The public may also make written comments before the hearing, or within ten (10) days following the hearing, by emailing comments directly to the Village Clerk at vogclerk@frontiernet.net or by mailing comments to the Village Hall, Maplewood, 276 Main Street, Goshen, New York 10924

The Board of Appeals will at the time and place aforesaid hear all persons in support of such matter or any objections thereto.

The applications filed in connection with these matters are on file in the Office of the Zoning Board of Appeals and may be examined at said office by interested parties.

Dated: Goshen, New York
May 5, 2020

**BY ORDER OF THE ZONING BOARD OF APPEALS
OF THE VILLAGE OF GOSHEN
Wayne Stahlmann, Chairman**

The regular meeting of the Zoning Board of Appeals of the Village of Goshen was called to order by Chairman Stahlmann at 7:30 p.m. on Thursday, May 21, 2020, in Goshen Village Hall, and electronically via Zoom Meeting.

Member present: Wayne Stahlmann, Chairman

Via Zoom: Susan Cookingham
John Strobl
Kerri Stroka

Member absent: Nick Pistone

Also present: David Donovan, Esq., ZBA Attorney
Village Clerk Strobl
Clerk Darby

Eugene Deichsel; 360 West Main Street; 114-8-18; R-3 Zone

Relief Requested: Variances to permit construction of a 6' x 12' front deck and a 12' x 18' rear deck that will not meet the minimum required front and rear yard setbacks of 30 feet.

Chairman Stahlmann noted that Mr. Deichsel was present on behalf of himself, and asked him to speak about the request.

Mr. Deichsel explained that he would like to construct two decks, similar to other homes on West Main Street. He stated that the land behind his house is vacant.

Chairman Stahlmann called on Board Members for questions/comments.

The Board concurred that it would be beneficial to see the decks drawn on the plan that was provided. It was also decided that the front deck could be referred to as a porch.

On a motion by Ms. Stroka, seconded by Mr. Strobl, the Public Hearing was closed. The motion carried 4 – 0.

On a motion by Mr. Strobl, seconded by Ms. Stroka, the Board voted to grant the two variances as requested, predicated upon receipt of the survey showing the deck and porch, and pending no comment within the ten-day public comment period. The motion carried 4 – 0.

Norman Sassi; 56 Murray Avenue; 108-5-30; R-1 Zone

Relief Requested: Variance from the requirement of Section 5.1.1.1 (a) to construct a garage with a median roof height of 22 ft. where 15 ft. max is allowed.

Mr. Brian Friedler, of Lehman & Getz Engineering, P.C., spoke to the application on behalf of property owner Norman Sassi.

The proposal is to remove an existing garage and construct a new one in its place. The applicant is requesting an area variance from 15 to 16 feet, for the median roof height. The Notice of Disapproval was written based on the proposed height of the garage being 22 feet, when the maximum allowed height of an accessory structure is 15 feet.

It was noted that the ground is quite a bit lower than the street, and that the new garage would be less obtrusive than the old garage.

During Board discussion it was clarified that the variance being requested was the median structure height from 15 feet to 16 feet, rather than the actual structure height, from 15 feet to 22 feet.

On a motion by Mr. Strobl, seconded by Ms. Stroka, the Public Hearing was closed. The motion carried 4 – 0.

On a motion by Ms. Stroka, seconded by Mr. Strobl, the Board voted to approve the variance as requested. The motion carried 4 – 0.

Matthew Tramonte; 4 Camelot Drive; 125-1-31; R-1 Zone

Relief Requested: Variance from the requirement of Section 5.4.2 to construct a 6 foot fence on a corner lot.

Mr. Matthew Tramonte explained his plan to have a fence installed on the property of his newly constructed house at the corner of Camelot Drive and Hanna Drive.

Chairman Stahlmann explained that the fact that it is a corner lot makes the 6 foot height need a variance.

Mr. Tramonte reviewed a copy of his property survey showing the location of the proposed fence, which would be a white PVC solid fence. He answered questions, including the fact that he did not believe it would impede motorists in any way, and that he was aware of the drainage easement on the property, and that he had been told that it would not be a problem.

Ms. Cookingham made a motion to close the public hearing, which was seconded by Ms. Stroka. The motion carried 4 – 0.

Ms. Cookingham made a motion to grant the variance of the 6 foot fence along Hannah Drive as well as the fence running toward Camelot Drive. The motion was seconded by Ms. Stroka. The motion carried 4 – 0.

Yidel Realty Warehouse; 117-1-1.22

The Board reviewed a letter from Steven T. Esposito, RLA, requesting a one (1) year extension of the variances previously issued for the project.

Mr. Strobl made a motion, which was seconded by Ms. Cookingham, to grant the requested extension. The motion carried 4 – 0.

On a motion by Ms. Stroka, seconded by Mr. Strobl, the Meeting was adjourned at 8:12 p.m. The motion carried 4 – 0.

Notes by Meg Strobl

Wayne Stahlmann, Chairman