

**VILLAGE OF GOSHEN
ZONING BOARD OF APPEALS
October 21, 2021**

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, October 21, 2021, at Village Hall.

Members present: Wayne Stahlmann, Chairman
Tom Nixon
Nick Pistone
John Strobl
Kerri Stroka

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

Chairman Stahlmann led those present in the Pledge of Allegiance.

**Sapphire Nursing and Rehabilitation at Goshen
46 Harriman Drive Real Estate, LLC
128-1-3.1**

Relief Requested: Area variances with regard to lot size, side yard, combined side yard, rear yard and parking for proposed Lot #1 of the contemplated subdivision of the Premises and area variances with regard to lot size, lot width, front yard, side yard, street frontage and parking for proposed Lot 2 of the contemplated subdivision.

Owner & Applicant: 46 Harriman Drive Real Estate LLC
6085 Strickland Avenue
Brooklyn, NY 11234

Premises Affected: Section 128, Block 1, Lot 3.1
46 Harriman Drive
Goshen, New York 10924

Representing the applicant: Daniel Richmond, Esq.
Jay Pepper, LNHA, Sapphire Care Group

It was noted that the Public Hearing on the application had been closed at the August Meeting, but that the applicant's attorney would be welcome to address the Board.

Daniel Richmond, Esq. gave a closing statement in which he reviewed the area variances being requested. He noted that in determining whether to grant the requested area variances, the Board must engage in a balancing test, weighing the benefit to the applicant if the variances are granted, against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

Mr. Richmond reiterated that there would be no change to existing conditions as a result of the variances, and that the Board must weigh the benefit versus the detriment.

Chairman Stahlmann discussed the variances being requested in this unique application, and had each Board member weigh in on the issues.

On a motion by Mr. Strobl, seconded by Mr. Pistone, the Zoning Board of Appeals voted to grant the variances as requested. The motion carried 5 – 0.

On a motion by Ms. Stroka, seconded by Mr. Strobl, the Zoning Board of Appeals' 2022 Meeting dates were approved as submitted. The motion carried 5 – 0.

On a motion by Ms. Stroka, seconded by Mr. Strobl, the Meeting was adjourned at 7:50 p.m. The motion carried 5 – 0.

Notes by Meg Strobl

Wayne Stahlmann, Chairman