

**VILLAGE OF GOSHEN  
ZONING BOARD OF APPEALS  
September 16, 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, September 16, 2021 at Village Hall.

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

Member absent: Nick Pistone

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

Chairman Stahlmann led those present in the Pledge of Allegiance.

**Cosmin Negru  
9 Maplewood Terrace  
107-2-47**

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Village Law, Section 7-712 et. seq. and the Village of Goshen Zoning Ordinance, Section 13.2.2 a public hearing will be held before the Village of Goshen Zoning Board of Appeals at 7:30 P.M. or as soon thereafter as the matter may be heard, on September 16, 2021 at the Village Hall, Maplewood, 276 Main Street, Goshen, New York, for the purpose of considering the application for a variance from the regulations imposed by the Revised Village of Goshen Zoning Ordinance; said application being hereinafter named and more fully described as follows:

1. (a) Relief Requested: Variance to permit an accessory structure to have a height of 19.5 feet where a maximum height of 15 feet is permitted.
2. (b) Owner and Applicant: Cosmin Negru  
9 Maplewood Terrace  
Goshen, NY 10924
3. (c) Premises Affected: Section 107, Block 2, Lot 47  
9 Maplewood Terrace  
Goshen, New York 10924

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

The application filed in connection with this matter is 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  
September 3, 2021

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

Chairman Stahlmann gave a brief overview of the application, noting that it was for a height variance of 4 feet 6 inches for a garage on Mr. Negru's property at 9 Maplewood Terrace.

Mr. Cosmin Negru shared that he was looking to add storage, a work space, and a place for his additional vehicles. Mr. Negru shared with the ZBA that he modified the size of the garage and provided updated plans to ZBA members. Mr. Negru plans to build the garage 5 feet from the property line rather than 10 feet because he has quite a bit of shale.

Mr. Negru complied with mailing information to his neighbors about the Public Hearing and provided proof of same to Mr. Donovan and Chairman Stahlmann.

Chairman Stahlmann turned the floor to Board Members for their questions.

Mr. Nixon asked why the garage was so close to the property line, and Mr. Negru advised that moving the location of the garage would cause him to lose additional parking spaces and the topography of the property also caused the garage to be placed where it is.

Mr. Strobl asked about drainage, and Mr. Negru shared that he would like to add gravel stone so that drainage will go away from the building and to the street.

Ms. Stroka asked if the revised plans presented by Mr. Negru would need to be reviewed by the Building Department prior to approval from the ZBA, and Mr. Donovan advised that the plans did not need to be reviewed before the ZBA voted on the height variance as the height wasn't changing.

Chairman Stahlmann opened the floor to the public and there were not any comments, and Chairman Stahlmann for the record noted that none of Mr. Negru's neighbors were present at the Public Hearing.

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

On a motion by Ms. Stroka, seconded by Mr. Strobl, the Board approved the variance as requested for a height variance to allow a 19-foot 6-inch height on the garage. The motion carried 4 – 0.

Chairman Stahlmann asked Mr. Donovan about the status of Sapphire. Mr. Donovan explained that they were supposed to be on the agenda, but because of the Jewish holiday, they were not able to attend and will be at next month's meeting.

On a motion by Mr. Strobl, seconded by Ms. Stroka, the meeting was adjourned at 7:45 p.m. The motion carried 4 – 0.

Notes by Maria Darby

Wayne Stahlmann, Chairman