**VILLAGE OF GOSHEN**

**ZONING BOARD OF APPEALS**

**September 19, 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, September 19, 2019, in Goshen Village Hall by Chairman Stahlmann.

Members present: Wayne Stahlmann, Chairman

 Susan Cookingham

 Nick Pistone

 John Strobl

 Kerri Stroka (8:00 p.m.)

Also present: David Donovan, Esq., ZBA Attorney

 Kristen O’Donnell, Village Planner

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

**PUBLIC HEARING**

**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:** Zachary Szabo, P.E., Engineering & Surveying Properties

Chairman Stahlmann opened the Public Hearing and turned the floor to Mr. Szabo, who reviewed the multiple variances that are being sought.

Board members discussed concerns, with emphasis on the requested four stories rather than three, and the proposed 11 parking spaces, where 27 are required.

Chairman Stahlmann opened the floor for public comment.

Comments were received from residents Eileen Stanford, Gary Kerstanski, and Donna Dunigan, with the discussion centered on the lack of downtown parking and the effect the proposed 21 units may cause.

The Board reached consensus that their concerns among the variances were the proposed building height/number of stories, and the number of proposed parking spaces.

Attorney Donovan noted that no action could be taken at the meeting as the Orange County Department of Planning had not yet responded to the 239-l review.

On a motion by Mr. Strobl, seconded by Ms. Cookingham, the Public Hearing was adjourned to the October 17th meeting, pending response from the OCDP. Motion carried 4 – 0

Chairman Stahlmann asked the applicant to address parking and the requested number of units at the next meeting.

**PUBLIC HEARING**

**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:** Mark Siemers, P.E.

 Steve Esposito, RLA

Mr. Siemers, of Pietrzak & Pfau, stated that at the last ZBA meeting he had provided a history of

the project and that the Board had requested clarification of some aspects.

Mr. Siemers discussed the comparison matrix of the “preferred plan” and the “as of right plan”.

The “as of right plan” would require no variances, but would involve a lot more site disturbance,

as all parking would be surface. It would also have a seventh building, closer to the Heritage Trail.

It was noted that neither plan has received Planning Board approval at this time.

When polled by Chairman Stahlmann, members’ biggest concern was the height of the proposed buildings.

Public comments were received from Sandra Sciortino and Eileen Stanford.

Board members were in agreement that the renderings provided today did help them determine the impact of the height variance being requested.

In response to Chairman Stahlmann’s request for further clarification, Mr. Esposito and Mr. Siemers agreed to stake out buildings 1, 2, and 6, and do something that will show building height.

On a motion by Ms. Stroka, seconded by Mr. Strobl, the Public Hearing was adjourned to the October 17th meeting. Motion carried 5 – 0.

On a motion by Ms. Stroka, seconded by Mr. Strobl, the proposed meeting dates for 2020 were approved. Motion carried 5 – 0.

On a motion by Mr. Strobl, seconded by Ms. Stroka, the meeting was adjourned at 8:28 p.m. Motion carried 5 – 0.

Notes by Meg Strobl

Wayne Stahlmann, Chairman