**VILLAGE OF GOSHEN**

**ZONING BOARD OF APPEALS**

**September 17, 2020**

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 17, 2020, in Goshen Village Hall.

Members present: Wayne Stahlmann, Chairman

John Strobl

Members attending via Zoom: Kerri Stroka

Nick Pistone

Member absent: Susan Cookingham

Also present: David Donovan, Esq., ZBA Attorney

Village Clerk Strobl

Clerk Darby

Chairman Stahlmann led those present in the Pledge of Allegiance.

**GFI Partners, LLC; 2500 Route 17M; 117-1-1.22; IP Zone**

**Relief Requested:** The applicant is requesting variances from the requirements of Section 4.2 of the Village Code titled “Bulk Table”, specifically an area variance permitting a building height of 46 feet where the maximum height permitted is 35 feet; and an area variance permitting 423 parking spaces where a minimum of 862 spaces is required.

Steven Esposito, RLA, was present to explain the proposed project.

The action is a site plan application for the construction of an approximately 500,000 square foot distribution warehouse and 12,000 square feet of office, (previously 24,900 square feet) to be constructed on a parcel of land consisting of 83.10 acres located in the Industrial Park (IP) Zone in the Village of Goshen. The building will provide 102-114 loading docks for future tenants. Other site features include trailer parking, employee parking, landscaping, lighting and requisite stormwater management facilities.

Chairman Stahlmann confirmed that the property had been granted two variances in 2018, while owned by a different entity. One of the approvals was for a building height of 40 feet.

The new owners of the property are planning to scale down the size of the building by a little over half. The request for the additional 6 feet in height is due to a proposed slight pitch in the roof, which would not be visible from Route 17M.

The request for 423 parking spaces would be comprised of 205 constructed spaces, and 218 banked spaces.

Chairman Stahlmann requested comments from the Board, none of whom expressed problems with granting the variances.

Attorney Donovan noted that there were no members of the public in attendance via Zoom.

On a motion by Mr. Pistone, seconded by Mr. Strobl, the Public Hearing was closed at 7:40 p.m. The motion carried 4 – 0.

On a motion by Mr. Strobl, seconded by Mr. Pistone, the Board voted to grant both variances as requested. The motion carried 4 – 0.

On a motion by Mr. Strobl, seconded by Ms. Stroka, the Meeting dates for 2021 were accepted as presented. The motion carried 4 – 0.

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

Notes by Meg Strobl

Wayne Stahlmann, Chairman