

**VILLAGE OF GOSHEN
ZONING BOARD OF APPEALS
APRIL 28, 2009**

The regular meeting of the Zoning Board of Appeals of the Village of Goshen was called to order at 7:30 pm on Wednesday, April 28, 2009 in the Village Hall by Chair Wayne Stahlman.

Present: Garfield Clark
Neal Frishberg
Michael Nutt
Wayne Stahlman, Chair
John Strobl

Also Present: David Donovan, Attorney

ZBA Chair Wayne Stahlman opened the meeting with the Pledge of Allegiance.

Mr. Stahlman said that the application of Goshen Associates, LLC - 55 St. John St. which had previously been scheduled for a continued public hearing tonight, has been withdrawn.

Haight Cemetery –

Relief requested: Variance to permit construction of a 2-story building consisting of less than 5,000 sq. ft. that will be 61 ft. from the front yard lot line. The minimum front yard setback is 200 ft.

Present for the application: Steve Esposito

The public hearing was adjourned sometime ago and they were asked to re-notice, new publication, new mailings. Presented mailings Mr.

Under this current use group, front yard setback it is a 200 ft. setback....in the RR zone, it is the only zone where if you front a state or county highway, depending on the “use group” if residential use group it is 300 ft. setback...if you are another group it is 200 ft. setback.

Gave them aerial view of the 207 corridor. Site is at 207 (Main St.) at corner of Sarah Wells Trail.

Introduces Ken Skyer, Doug McKenzie (treasurer) and Dan Barbone
Ken and Dan are trustees of the Haight Cemetery assn. Ken – also Masonic temple.

There are on-going Substantia renovations of one of the existing buildings, as a joint venture between Haight Cemetery and Masonic Temple.
Gives PB analysis of east side of Route 207...drew 200 ft. setback along the corridor to show that almost every building along 207 isthe 200 ft. setback....and some closer than 60 ft. it is a respected street scape....local law #1 of year 2000 was a reaction to the pending sale of the Salesian property and concern that people would be developing residential right up to the curb.?? Either one of the setbacks is still fairly.....inconsistent??? With what has been built there.

Want relief of the 200 ft. setback.

Uniquely, this site is on a corner of state and county road...so we have two 200 ft. setbacks so that setback is taking 90% of this land. We think that is a bit severe. Want to establish a setback consistent with the former VFW building and the maseolum
And those buildings are set back v

VOTE BY PROPER MOTION, made by Mr. Nutt, seconded by Mr. Clark, the Zoning Board of Appeals of the Village of Goshen hereby issues a negative declaration under the SEQRA, Nunc Pro Tunc to February 11, 2009 on the application of M & G at Carriage Park, LLC. Passed unanimously.

Relief Requested: A use variance to permit the premises to be offered for lease as a residential unit

Present for the applicant: Applicant John Shafran

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MINUTES - Mr. Stahlman said he will sign the minutes to the February 11, 2009 meeting of the ZBA if there are no objections. There were none.

ADJOURNMENT – The ZBA adjourned at

Wayne Stahlman, Chair
Notes prepared by Susan Varden