

**VILLAGE OF GOSHEN  
ZONING BOARD OF APPEALS  
October 12, 2011**

The regular meeting of the Zoning Board of Appeals of the Village of Goshen was called to order at 7:30 pm on Wednesday, October 12, 2011 in the Village Hall by Chair Wayne Stahlmann.

Present: Garfield Clark  
Lynn Cione  
Neal Frishberg  
Wayne Stahlmann, Chair  
John Strobl

Also Present: David Donovan, ZBA Attorney

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

**Application of Michael A. Terlecky Premises Affected: 157 Murray Avenue,  
Section 104, Block 1 Lot 12**

Relief requested: Area variance to allow construction of a  
8' x 23' covered front porch which will  
be attached to the existing home.

Mr. Terlecky presented the ZBA with mailing receipts from his mailing of the Notice of Public Hearing.

Mr. Terlecky said that his existing porch is old, contains lead paint and has dry rot. There is no under-support for the porch and he wants to build a new one. Mr. Terlecky wants to add an extra 2 ft. to the front of the porch which puts it closer to the front property line.

Mr. Donovan said that the R1 zone requires a 30 ft. front setback and that looking at the survey, the existing is 23 ft. so it would be a pre-existing non-conforming condition. Section 5.1.4.2 of the Code allows the applicant to come out an additional 6 ft. so we assume that is grandfathered so he needs the variance from Section 5.1.4.2 to come out 8 ft., he said.

There was no one from the public attending the meeting.

Mr. Stahlmann asked for comments from the ZBA members. Mr. Frishberg said that this will look like every other porch on the block so it won't change the character of the neighborhood.

**VOTE BY PROPER MOTION**, made by Mr. Frishberg, seconded by Mr. Strobl, the Zoning Board of Appeals of the Village of Goshen closes the public hearing on the application of Michael Terlecky. The motion passed unanimously.

**VOTE BY PROPER MOTION**, made by Mr. Frishberg, seconded by Mr. Strobl, the Zoning Board of Appeals of the Village of Goshen approves the area variance on the application of Michael Terlecky. Motion carried unanimously.

Mr. Stahlmann told the applicant that his next step is to see the Building Inspector.

**ADJOURNMENT** – The ZBA adjourned at 7:36 p.m.

Wayne Stahlmann, Chair  
Notes prepared by Susan Varden

