

**VILLAGE OF GOSHEN
ZONING BOARD OF APPEALS
November 10, 2010**

The regular meeting of the Zoning Board of Appeals of the Village of Goshen was called to order at 7:30 pm on Wednesday, November 10, 2010 in the Village Hall by Chair Wayne Stahlmann.

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

Absent: Lynn Cione

Also Present: David Donovan, ZBA Attorney

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

Application of Tom Nixon & William Schwartz, 8 Parkway, Tax Map Designation Section 109, Block 9, Lot 10.

Relief requested: Area variance to allow construction of a deck attached to a single-family residence. After construction the side yard setback would only provide 13.7 feet where 20 feet is required.

Present for the applicant: Tom Nixon & William Schwartz

The applicant submitted the return receipts from the certified mailings.

Mr. Schwartz said he is seeking a variance in order to extend an existing deck to his single-family residence. He wants to extend the deck further toward the boundary line adjacent to the Weiss property at 155 South Church St. There is a six foot fence that goes around the perimeter of the property, he said. Mr. Schwartz said he has spoken about the project to all but two of his neighbors (the McFarlanes and the Cuocos).

Mr. Stahlmann read a letter from neighbors George & Donna Weiss, Matt & Beth Boyle, Chris & Beth O'Connell, Jake and Christy Kriney and David Hering who stated that they have no objection and understand that the extension will bring the deck structure within 20 feet of the adjoining property line.

Mr. Strobl said he visited the site and noted the six foot fence and said he does not believe the extension will interfere with the neighbors and that it has been "planned nicely." Mr. Clark said that such variances have been granted in the past.

There was no one present to speak at the public hearing.

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 Tom Nixon & William Schwartz. Passed unanimously.

VOTE BY PROPER MOTION, made by Mr. Frishberg, seconded by Mr. Strobl, the Zoning Board of Appeals grants the variance as requested on the application of Tom Nixon & William Schwartz. Passed unanimously.

Application of Michael Grasso and Teresa Grasso, 130 Montgomery St. Section 106, Block 3, Lot 8.

Relief requested: Area variance to allow construction of an addition to a single-family residence. After construction the side yard setback would only provide 9.1 ft. where 10 ft. is required.

Present for the applicant: Michael and Teresa Grasso

Mr. Grasso said he would like to put an addition on the back of his house. The addition would consist of a foundation with basement and one floor which will be used for a living room. "We want to expand our house for our expanding family," he said. Mr. Grasso said the expansion can't be done any other way and that it doesn't affect the character of the neighborhood. Mr. Grasso said he has spoken to his neighbors, Denise and Bill Wren, who said they have no problem with it.

Mr. Strobl said he did a site visit and noted that a neighbor has a seven foot fence separating the properties. Mr. Frishberg noted that it is not a large variance.

There was no one present to speak during the public hearing.

VOTE BY PROPER MOTION, made by Mr. Clark, seconded by Mr. Strobl, the Zoning Board of Appeals of the Village of Goshen closes the public hearing on the application of Michael and Teresa Grasso. Passed unanimously.

VOTE BY PROPER MOTION, made by Mr. Clark, seconded by Mr. Strobl, the Zoning Board of Appeals grants the variance as requested on the application of Michael and Teresa Grasso. Passed unanimously.

ADJOURNMENT – The ZBA adjourned at 7:50 p.m.

Wayne Stahlmann, Chair
Notes prepared by Susan Varden