

VILLAGE OF GOSHEN  
ZONING BOARD OF APPEALS  
November 21, 2013

The regular meeting of the Zoning Board of Appeals of the Village of Goshen was called to order at 7:30 pm on November 21, 2013 in the Village Hall by Chair Wayne Stahlmann.

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

**Also Present:** David Donovan, Esq., ZBA Attorney

Continuation of C.H. Development 104-1-1.2 10/17/13 See Transcript Attached.

**Application of Sign Here Sign Company, Inc & R.I. Suresky & Sons, Inc. 126-1-3.1  
2 Hatfield Lane**

Relief Requested: An area variance to permit a free-standing pylon sign to have a height of 35 feet where 30 feet is the maximum height allowed.

The applicant presented notice of mailings.

Mr. Vogis of Sign Here Sign Company introduced himself along with his secretary Terry Williams, Mr. Suresky, and Jeff Musumeci. Mr. Vogis appears before the board to represent his applicant Chrysler and Suresky for the submitted application, which exceeds the code by five feet. Mr. Vogis informed the board that the applicant feels it's imperative to increase the height of the sign for Suresky. Chairman Stahlmann questioned Mr. Vogis on whether or not he is requesting to raise the sign; Mr. Vogis replied the request is to replace the signage. Mr. Stahlmann asked the current height of the existing sign. Mr. Vogis stated approximately 25 feet is the current height; he also advised the board they were the contractors back in 2007 on the original project. Mr. Stahlmann verified with the board that they were all aware of the signage. Mr. Vogis stated that they are seeking a five foot height variance. Mr. Stahlmann questioned whether or not the lighting would be different. Mr. Vogis replied no. Mr. Frishberg asked if there are any signs nearby that are 35 feet high. Mr. Vogis replied none that he is aware of. Mr. Frishberg inquired about the signage for Quick Chek; Mr. Donovan responded it's more of a free standing sign. Mr. Strobl commented on the height and elevation of the roadway regarding the signage coming from route 17. Mr. Stahlmann referred to the illuminated sign at Comfort Inn along the side of the building and stated how much taller it is to Suresky's. He would also argue that the Burger King Sign line of sight also sits higher than Suresky's. Mr. Frishberg responded that it's within the character of the neighborhood. Mr. Vogis responded that most likely the average person probably wouldn't notice.

Mr. Stahlmann asked for comments from the board. Ms. Cione stated her appreciation for the good faith effort in removing the current signage, and found it very gracious. Mr. Clark stated

that Suresky is a class operation; coming in and out of the Village and it's well kept. Mr. Clark sees no objection with a five foot variance for this location. Mr. Frishberg stated that this is a minimal variance in size, and it doesn't change the character of the neighborhood, he stated you have the Comfort Inn and Burger King signs. Mr. Frishberg and Mr. Strobl had no objections.

**VOTE BY PROPER MOTION**, made by Mr. Frishberg, seconded by Mr. Strobl, the Zoning Board of Appeals of the Village of Goshen grants the variance as requested as the applicant of Sign Here Sign Company and R.I. Suresky and Sons, Inc. Motion approved unanimously. (Aye 5)

**Discussion:**

**Letter from Esposito & Associates dated 11/18/13 regarding Unico Design Group 111-15-16**

Attorney Donovan asked Chairman Stahlmann if the board has the letter from Mr. Esposito regarding Unico. Mr. Donovan informed the board that in January 2013, the Design Group appeared before the board and was granted an extension of variances that had been approved over the last few years. Mr. Donovan explained that since the latest extension had not yet expired the board can choose to have Unico present for their request at a meeting or pass a resolution tonight for a one year period of extension.

Mr. Stahlmann explained that the application previously came before the Zoning Board of Appeals for variances which have expired in time. In January 2013, Mr. Stahlmann felt that the public should have the opportunity to be heard because of the time that's passed and there may have been changes. Mr. Stahlmann stated that does not seem to be the issue tonight. Ms. Cione commented that she was okay with the request for an extension, as there have been no changes in the businesses. The board was all in agreement, stating that there have not been any changes since the last public hearing.

Mr. Donovan confirmed with Mr. Stahlmann that a resolution may be passed based on no material change in the character since the variance last year and a period of one year be extended for the variance.

**VOTE BY PROPER MOTION**, made by Mr. Frishberg, seconded by Mr. Strobl, the Zoning Board of Appeals to give Unico an extension of variance for a period of one year from the date of expiration. (Aye 5)

The board members were presented a list of 2014 meeting ZBA dates; they were reviewed by the board.

**VOTE BY PROPER MOTION**, made by Mr. Strobl, seconded by Mr. Clark, the Zoning Board of Appeals to accept the printed up ZBA dates for 2014. (Aye 5)

**APPROVAL OF MINUTES** - The minutes from the October 17, 2013 Zoning Board Minutes were approved. (Transcript presented by Jennifer Dentino, Court Reporter)

**ADJOURNMENT**- the Village of Goshen Zoning Board of Appeals meeting adjourned at 8:50 p.m.

Wayne Stahlmann, Chairman  
Notes prepared by Courtney Cancellieri