

**VILLAGE OF GOSHEN  
ZONING BOARD OF APPEALS  
June 21, 2018**

The regular meeting of the Zoning Board of Appeals of the Village of Goshen was called to order at 7:30 p.m. on Thursday, June 21, 2018 in the Village Hall by Chair Wayne Stahlmann.

Members present:     Kerri Stroka  
                              John Strobl  
                              Chair Wayne Stahlmann  
                              Susan Cookingham

Members absent:     Nick Pistone

Also present:         David Donovan, Esq., ZBA Attorney

Mr. Stahlmann opened the meeting with the Pledge of Allegiance

**PUBLIC HEARING**

**Application of**         **244 West Main St. LLC, 111.10.15, 244 West Main Street**

**Relief Requested:**    Variance to permit 60 square foot free-standing sign to be installed on the premises where maximum of 15 square feet is allowed.

**Representing**

**Applicant:**            James Lord and Kathy Lord, owners of the building.  
                              Tom Kobylaski, owner of Napa Auto Parts.

There is an existing sign stanchion on the property. The applicant would like to install a 60 square foot sign. The stanchion has been there for many years. For many years the business was the only auto parts store in the Village. The business feels with the changing climate of the Village that signage would be appropriate at this time.

Mr. Donovan stated the super structure is in place, even though there is no sign there. He stated the variance is only based on size.

The applicant provided a sketch for the board.

The sign will be externally lit by lighting shining up or down on the sign. The applicant is willing to light on a timer.

**Chairman Stahlmann asked the board members for comment.**

Mr. Strobl stated the stanchion is already there and if the board denies the variance the eyesore remains. He would like to see the lighting controlled to some degree.

Ms. Stroka stated a classy, tasteful sign would be an improvement over the plexiglass that is currently there.

**Chairman Stahlmann asked if there was any public comment.**

There were no questions or comments from the public regarding this application.

**VOTE BY PROPER MOTION** made by Ms. Stroka, seconded by Mr. Strobl to close the public hearing. The motion was approved unanimously.

**VOTE BY PROPER MOTION** made by Mr. Strobl, seconded by Ms. Stroka to grant the variance to permit a 60-square foot per side indirectly illuminated sign in accordance with any

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Village code to regulate the lumens and projection of lighting off the site to be turned off 12 p.m. to 7 a.m. The motion was approved unanimously.

**Application of**            **WAINCO GOSHEN 1031, LLC, 111-10-17.2**

**Relief requested:**        An area variance permitting the construction of one building that will contain 16 open-market, multi-family residential units where the only dwelling types allowed by the Village Code in this instance are single family detached, two-four family detached the Townhouses.

**Representing**  
**Applicant:**                Steve Esposito, RLA  
                                     Michael Blustein, ESQ

Mr. Esposito stated he was back before the board for a public hearing to request an area variance that was recently discovered to be needed for this application allowing for the 16-unit, multi-family housing type in the zone in character with the existing units across the street.

He stated that the plans have been modified to so that the front of the building that faces Main Street will have a single-family character. The balconies on the second floor have been removed from the plans and replaced with bay windows. There will be no second-floor access to the outside.

Mr. Donovan stated there is inconsistency in the code thus allowing for this recent discovery of the needed variance. Mr. Donovan stated the mistake was made across the street and it's better to now do the right thing rather than replicate the mistake.

**Chairman Stahlmann asked the board members for comments.**

Mr. Pistone stated the change is more appealing

Ms. Stroka asked how many bedrooms. Mr. Esposito stated two.

**VOTE BY PROPER MOTION** made by Ms. Stroka, seconded by Mr. Strobl to close the public hearing. The motion was approved unanimously.

**VOTE BY PROPER MOTION** made by Ms. Cookingham, seconded by Mr. Pistone to grant the variance as requested. The motion was approved unanimously.

The meeting concluded at 7:53 p.m.

Wayne Stahlmann, Chair  
Notes prepared by Tanya McPhee