

**VILLAGE OF GOSHEN
ZONING BOARD OF APPEALS
August 19, 2021**

The regular meeting of the Zoning Board of Appeals of the Village of Goshen was called to order by Chairman Stahlmann at 7:30 p.m. on Thursday, August 19, 2021, at Village Hall.

Members present: Wayne Stahlmann, Chairman
Tom Nixon
Nick Pistone
John Strobl

Member absent: Kerri Stroka

Also present: David Donovan, Esq., ZBA Attorney
Village Clerk Strobl

Chairman Stahlmann led those present in the Pledge of Allegiance.

**Bruno, O'Brien & Lasaponara
24 Prospect Avenue and 20 Sayer Street
111-17-7 and 111-17-12**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Village Law, Section 7-712 et. seq. and the Village of Goshen Zoning Ordinance, Section 13.2.2 a public hearing will be held before the Village of Goshen Zoning Board of Appeals at 7:30 P.M. or as soon thereafter as the matter may be heard, on August 19, 2021 at the Village Hall, Maplewood, 276 Main Street, Goshen, New York, for the purpose of considering the application for a variance from the regulations imposed by the Revised Village of Goshen Zoning Ordinance; said application being hereinafter named and more fully described as follows:

1. Relief Requested: An area variance permitting a lot area of 4,006.5 square feet where a minimum of 7,500 square feet is required.
2. Owner & Applicants: James P. Bruno
24 Prospect Avenue
Goshen, NY 10924

Antonio & Michele Lasaponara
20 Sayer Street
Goshen, NY 10924
3. Premises Affected: Section 111, Block 17, Lots 7 & 12
24 Prospect Avenue
20 Sayer Street
Goshen, New York 10924

The said Board of Appeals will at the time and place aforesaid hear all persons in support of such matter or any objections thereto.

The application filed in connection with this matter is on file in the Office of the Zoning Board of Appeals and may be examined at said office by interested parties.

Dated: Goshen, New York
July 27, 2021

Chairman Stahlmann turned the Meeting over to James A. Dillin, PLS, who stated that he is representing both applicants in this matter for a Lot Line Change, the intention of which is to convey a 4,498 square foot parcel to an adjoining parcel. The property conveying to the adjacent property will become non-conforming in area to 4,006 square feet, which requires relief from the required 7,500 square feet in the Village of Goshen bulk table.

Chairman Stahlmann polled Board Members, all of whom expressed agreement with the application.

On a motion by Mr. Strobl, seconded by Mr. Nixon, the Public Hearing was closed. The motion carried 4 – 0.

On a motion by Mr. Nixon, seconded by Mr. Strobl, the requested variance was granted. The motion carried 4 – 0.

**Sapphire Nursing and Rehabilitation at Goshen
46 Harriman Drive Real Estate, LLC
128-1-3.1**

Continuation of Public Hearing from July 15, 2021

<u>Relief Requested:</u>	Area variances with regard to lot size, side yard, combined side yard, rear yard and parking for proposed Lot #1 of the contemplated subdivision of the Premises and area variances with regard to lot size, lot width, front yard, side yard, street frontage and parking for proposed Lot 2 of the contemplated subdivision.
<u>Owner & Applicant:</u>	46 Harriman Drive Real Estate LLC 6085 Strickland Avenue Brooklyn, NY 11234
<u>Premises Affected:</u>	Section 128, Block 1, Lot 3.1 46 Harriman Drive Goshen, New York 10924

Representing the applicant: Korey Salomone, Esq.
Dave Schlosser, AIA
Jay Pepper, LNHA, Sapphire Care Group

Board Members discussed the variances being requested, including the substantial variances for lot size, which would result in one building being situated on 7 acres, and one on 3.5 acres, with a lot line running at the back of a building.

Board Members expressed concerns over making bad variances worse, and concluded that Attorney Donovan would summarize the issues and possible options.

On a motion by Mr. Strobl, seconded by Mr. Nixon, the Public Hearing was closed. The motion carried 4 – 0.

**Goshen Developer JV, LLC
2500 NYS Route 17M
117-1-1.22**

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Village Law, Section 7-712 et. seq. and the Village of Goshen Zoning Ordinance, Section 13.2.2 a public hearing will be held before the Village of Goshen Zoning Board of Appeals at 7:30 P.M. or as soon thereafter as the matter may be heard, on August 19, 2021 at the Village Hall, Maplewood, 276 Main Street, Goshen, New York, for the purpose of considering the application for a variance from the regulations imposed by the Revised Village of Goshen Zoning Ordinance; said application being hereinafter named and more fully described as follows:

1. (a) Relief Requested: (1) An area variance permitting a building height of 56 feet where the maximum height permitted is 35 feet; (2) An interpretation that the proposed outdoor storage tanks comply with the Bulk Table in terms of the height permitted for accessory appurtenances; (3) An area variance permitting a reduction in the minimum number of parking spaces required; and (4) Relief from Village Code Section 5.5.1 which prohibits direct access off a State or County Highway.
2. (b) Owner: Goshen Property Owner, LLC
133 Pearl Street
Boston, MA 02110
3. (c) Applicant: Goshen Developer JV, LLC
133 Pearl Street
Boston, MA 02110
4. (d) Premises Affected: Section 117, Block 1, Lot 1.22
2500 Route 17M
Goshen, New York 10924

The said Board of Appeals will at the time and place aforesaid hear all persons in support of such matter or any objections thereto.

The application filed in connection with this matter is on file in the Office of the Zoning Board of Appeals and may be examined at said office by interested parties.

Dated: Goshen, New York
July 22, 2021

Representing the Applicant: Steven Esposito, RLA
Jacqueline Bart, GFI Partners, LLC
Lief Ronaldson, GFI Partners, LLC
Jim Thornhill, applied Form & Space

Mr. Esposito provided an overview of Royal Wines and explained that GFI would oversee construction of the proposed building and serve as landlord. He then explained the variances being sought.

Mr. Esposito, along with project architect Jim Thornhill, provided information and renderings, as an appendix to the application, to address visual analysis and aesthetic resources.

Comments from Members of the Board indicated approval for the proposed project.

Attorney Donovan explained that the Board could not take any action yet, as the Planning Board has not yet approved the project.

On a motion by Mr. Nixon, seconded by Mr. Pistone, the Public Hearing was closed. The motion carried 4 – 0.

Notes by Meg Strobl

Wayne Stahlmann, Chairman