

**VILLAGE OF GOSHEN
ZONING BOARD OF APPEALS
March 17, 2022**

The regular meeting of the Zoning Board of Appeals of the Village of Goshen was called to order by Chairman Stahlmann at 7:35 p.m. on Thursday, March 17, 2022, at Village Hall.

Members present: Wayne Stahlmann, Chairman
Tom Nixon
John Strobl
Kerri Stroka

Member absent: Nick Pistone

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

Chairman Stahlmann led those present in the Pledge of Allegiance.

**Barry & Chris Adler
30 Phillips Place
112-3-5 and 6**

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 March 17, 2022 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: An area variance permitting a five foot high fence to be located in a front yard where a maximum of four feet is permitted.
2. (b) Owner and Applicant: Barry Adler
30 Phillips Place
Goshen, New York 10924
3. (c) Premises Affected: Section 112, Block 3, Lots 5 & 6
30 Phillips Place
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, February 18, 2022

BY ORDER OF THE ZONING BOARD OF APPEALS OF THE VILLAGE OF GOSHEN
Wayne Stahlmann, Chairman

Chairman Stahlmann gave the floor to Mr. & Mrs. Adler to discuss why they were before the ZBA. Mr. Adler described the current condition of a 20-year-old cedar fence that they would like to replace. They are seeking relief to put up a 5' fence where the Village Code only allows a 4' fence.

Board Members asked questions and were familiar with the property and the beautiful formal gardens that the Adler's grow. Board Members expressed support of the variance requested.

There was no public comment.

On a motion by Mr. Strobl, seconded by Mr. Nixon, the Public Hearing was closed at 7:38 p.m. The motion carried 3 – 0.

On a motion by Mr. Strobl, seconded by Mr. Nixon, the Board voted to grant the variance from 4' to 5' in fence height, and approved said request as outlined. The motion carried 3 – 0.

GFI Partners/Royal Wine Corp
2500 NYS Route 17M
117-1-1.22

Representing the Applicant: Steve Esposito, RLA, Esposito & Associates
 Jackie Bart, GFI Partners

Chairman Stahlmann asked Mr. Esposito to update the Board on the status of the project and discuss the relief the applicant is seeking, which includes three variances and an interpretation.

The variances and interpretation sought are, (1) An area variance permitting a building height of 56 feet where the maximum height permitted is 35 feet; (2) Relief from Village Code Section 5.5.1 which prohibits direct access off a State or County Highway; (3) An area variance permitting a reduction in the minimum number of parking spaces required; and (4) An interpretation that the proposed outdoor storage tanks comply with the Bulk Table in terms of the height permitted for accessory appurtenances.

Mr. Donovan reported that the Planning Board issued a Negative Declaration at the February 2022 meeting so the ZBA could now act on the variances requested. Mr. Esposito provided additional topographic maps to Board members at the request of a Planning Board member so the visibility of the building could be easily seen.

On a motion by Ms. Stroka, seconded by Mr. Strobl, the Zoning Board of Appeals voted to grant the following variances and interpretation: building height of 56', tank height of 46', parking variance as proposed, and allowing access onto a State or County Highway. The motion carried 4 – 0.

On a motion by Ms. Stroka, seconded by Mr. Strobl, the Meeting was adjourned at 8:15 p.m. The motion carried 4 – 0.

Notes by Maria Darby

Wayne Stahlmann, Chairman