

**VILLAGE OF GOSHEN
ZONING BOARD OF APPEALS
April 20, 2023**

The regular meeting of the Zoning Board of Appeals of the Village of Goshen was called to order by Chairman Stahlmann at 7:30 pm. on Thursday, December 15, 2022, 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 Darby

Chairman Stahlmann led those present in the Pledge of Allegiance.

APPLICANT
Kornish Lincoln Family Limited Partnership
25 Lincoln Avenue
108-3-4.1

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 April 20, 2023 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 side yard setback of 7 feet, 1 inch where 20 feet is required; and (2) An area variance permitting a combined side yard setback of 27 feet, 3 inches where 40 feet is required.
2. (b) Owner & Applicant: Kornish Lincoln Family Limited Partnership
25 Lincoln Avenue
Goshen, NY 10924
3. (c) Premises Affected: Section 108, Block 3, Lot 4.1
25 Lincoln Avenue
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
April 4, 2023

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

Representing the Applicant: Diana Kornish

The public hearing was opened at 7:34 pm.

Chairman Stahlmann gave the floor to Ms. Kornish to explain the proposed project at 25 Lincoln Avenue. Ms. Kornish explained that she would like to add an additional garage to the existing one, which would reduce her minimum side yard setback and required combined side yard setback.

Mr. Strobl stated that he looked at the property, and the house next door also had a two-car garage. Mr. Strobl went on to say that the approval of this application would not cause the house to be out of character for the neighborhood. Both Mr. Pistone and Mr. Nixon agreed with Mr. Strobl.

On a motion by Mr. Strobl, seconded by Mr. Nixon, the Public Hearing was closed at 7:41 pm. The motion carried 4 – 0.

On a motion by Mr. Strobl, seconded by Mr. Nixon, the Board voted to grant the variances to (1) An area variance permitting a side yard setback of 7 feet, 1 inch where 20 feet is required; and (2) An area variance permitting a combined side yard setback of 27 feet, 3 inches where 40 feet is required. The motion carried 4 – 0.

For the record, the mailing notices were received as required.

APPLICANT
DANZINC, LLC
125 West Main Street
SBL: 111-15-14.2

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 April 20, 2023 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 reduction in the minimum number of parking spaces required.
2. (b) Owner & Applicant: Danzinc, LLC
125 W. Main Street
Goshen, NY 10924
3. (c) Premises Affected: Section 111, Block 15, Lot 14.2
125 W. Main 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
April 4, 2023

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

Representing the Applicant: Daniel Saretto, Jr., Owner
DANZINC, LLC

The Public Hearing was opened.

Chairman Stahlmann asked Mr. Saretto to describe the project and the relief he is seeking from the ZBA. Mr. Saretto is proposing to add an additional six apartments to the building. Attorney Donovan advised that he was in touch with Mr. Saretto's engineer earlier in the day. Relief being sought is for approval of an increase in the intensity of the non-conforming use going from three apartments to nine apartments. The off-street parking requirements also require to have an additional six parking spaces, which are for the six new apartments. Attorney Donovan explained that the building is already out of compliance with the number of parking spaces. The ZBA agreed that parking in the Village seems to be more on a first come, first serve basis.

Mr. Brian Dunlevy added to the parking situation discussion, and said that he has had parking issues as well. He feels that the winter will be an issue with overnight parking.

On a motion by Mr. Strobl, seconded by Mr. Nixon, the Public Hearing was closed at 8:06 pm. The motion carried 4-0.

On a motion by Mr. Nixon, seconded by Mr. Strobl, the Zoning Board of Appeals voted to grant the variance to increase the degree of non-conformity to allow six additional apartments in the existing space and a variance to allow five onsite parking spaces where 24 are required. The motion carried 4 – 0.

For the record, the mailing notices were received as required.

The renderings showed that there were only three stories, however, there were actually four stories of the project. Mr. Saretto advised that he would have the engineer provide an updated drawing.

On a motion by Mr. Pistone, seconded by Mr. Strobl, the Meeting was adjourned at 8:08 pm. The motion carried 4 – 0.

Notes by Maria Darby

Wayne Stahlmann, Chairman