

**VILLAGE OF GOSHEN
ZONING BOARD OF APPEALS
November 16, 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, November 16, 2023, at Village Hall.

Members present: Wayne Stahlmann, Chairman
Rick Matyus
Nick Pistone
John Strobl
Kerri Stroka

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

Village Clerk Darby swore Rick Matyus in as a ZBA member, who was appointed by Mayor O'Donnell at the October 23, 2023 meeting.

APPLICANT

Lite Brite Signs
51 Montgomery Street
Middletown, NY 10940

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 November 16, 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: An area variance permitting signage in excess of the maximum allowed by the Village Code.
2. (b) Applicant: Lite Brite Signs
51 Montgomery Street
Middletown, NY 10940
3. (c) Owner: Goshen Plaza Associates, LLC
16 School Street
Rye, NY 10580
4. (d) Premises Affected: Section 114, Block 5, Lot 15
84-116 Clowes Avenue
Goshen, NY 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
November 3, 2023

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

Representing the Applicant: Maria Rotundo

The public hearing was opened at 7:30 pm.

For the record, Village Clerk Darby confirmed that the mailing notices were received as required.

Attorney Donovan advised that the current number of façade signs allowed is one, where three are being proposed. He further advised that directional signs are not specified in the code.

Chairman Stahlmann asked Ms. Rotundo to provide an overview of the project and the variances sought for his application. Ms. Rotundo provided a plan to the ZBA with the application submitted for signage at the Starbucks being built in Goshen Plaza. The signage requested exceeds the maximum number of signs allowed, and the increase in signs is for menu board, directional signage, and clearance. The Village of Goshen Board did approve the Starbucks directional signage project at Goshen Plaza, subject to any variance required.

Chairman Stahlmann asked members if they had any questions regarding the variance being sought. Members asked questions to clarify the signs that would be placed at Starbucks, which included directional signs, a clearance sign, and menu boards.

On a motion by Ms. Stroka, seconded by Mr. Strobl, the Public Hearing was closed at 7:57 pm. The motion carried 5 – 0.

On a motion by Ms. Stroka, seconded by Mr. Strobl, the Board approved the variance sought for the additional sign. The motion carried 5 – 0.

Notes by Maria Darby

Wayne Stahlmann, Chairman