

**ZONING BOARD OF APPEALS
TOWN OF GOSHEN, ORANGE COUNTY, NEW YORK**

**MINUTES OF THE MEETING FOR
APRIL 27, 2004**

Members Present:

Donna Roe, Chairwoman
Mike Wilson
Robert Farfalla
Priscilla Gersbeck
Dawn Santoro



I. Call to Order

Chairwoman Roe called to order the April meeting of the Town of Goshen Zoning Board of Appeals at 7:30 p.m.

II. Public Hearing

Stamos - 18-2-21, located at 12 Northgate, for an area variance for a 20x44 in-ground pool, on 1.8392 acres in an AR.5 zone

Ms. Stamos was in attendance to present her application for a proposed pool located approximately 56 ft. from the dwelling and 50 ft. from the septic tank. In addition, Chairwoman Roe noted the rear yard at 154 ft., side yard at 168 ft. and setback at 150 ft. from the road.

Chairwoman Roe asked Mrs. Stamos for her proof of mailings. Mrs. Stamos advised that she had received all of her mailings except for one, which is not signed. The proposed pool will be installed by George Foriatis.

Mrs. Stamos advised that the proposed pool would be 4 ft. longer in the shallow end. Mrs. Stamos also explained that the proposed area is all open area with no trees. In addition, the proposed pool will be fenced and not attached to the house at all.

Chairwoman Roe asked if the Board had any questions. There were no further questions from the Board. Chairwoman Roe asked if there was a motion to close the public hearing. Mr. Wilson made a motion to close the public hearing. Ms. Gersbeck seconded the motion. All in favor. Aye. Motion carried.

Chairwoman Roe asked if there was a motion to approve a variance as requested. Mr. Farfalla made a motion as requested. Ms. Santoro seconded the motion. All in favor. Aye. Motion carried.

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III. Public Hearing

ASU Associates Inc. - Upper Magic Circle, 6-4-6.3, 6.4, & 6.5; area variance of §280-A, access for 2 subdivision lots from a third, in an SR 2.5

Chairwoman Roe advised that ASU Associates, Inc. was not in attendance at the Zoning Board of Appeals work session. At the present time, it is not known if the ASU application will be abandoned.

IV. Public Hearing

Hospitality Innovations, Inc. - 2-1-29, located at 3316 Route 207, for a use variance in AR-1 zone on 7.2 acres for a restaurant

Chairwoman Roe advised the Board that Virgil has decided to attempt to go to the Planning Board. The Board will hold the public hearing open to the next meeting scheduled for May 25, 2004 and work session on May 11, 2004.

Chairwoman Roe asked if there was a motion to continue the Public Hearing and leave open to the next Zoning Board of Appeal meeting. Mr. Wilson made a motion to continue the Public Hearing. Ms. Santoro seconded the motion. All in favor. Aye. Motion carried.

V. Adjournment

Ms. Gersbeck made a motion to adjourn the April 27, 2004 Zoning Board of Appeals meeting at 7:40 p.m. Mr. Wilson seconded the motion. All in favor. Aye. Motion carried.

Respectfully Submitted,

Lisa Alvarado, Secretary

Date Approved: May 25, 2004