

**TOWN OF GOSHEN  
ZONING BOARD OF APPEALS  
REGULAR MEETING – AGENDA  
THURSDAY, APRIL 18, 2024 AT 7:30PM  
Meeting held via ZOOM  
Zoom Meeting Link:**

<https://us02web.zoom.us/j/82160494218>

**Meeting ID: 821 604 94218**

**OR**

**Meeting dial in: 1 929 205 6099**

1. **CALL TO ORDER**
2. **PUBLIC HEARINGS:**
  - A. **William Colby for Alan C. Rothfeld, 24 Benjamin Lane** - Special permit, addition to non-conforming structure per Section 2.4.3 b.
3. **READING OF THE MINUTES:** March 21, 2024 regular meeting
4. **OLD BUSINESS:**
  - A. **William Colby for Alan C. Rothfeld, 24 Benjamin Lane** - Special permit, addition to non-conforming structure per Section 2.4.3 b.
5. **NEW BUSINESS:**
6. **CORRESPONDENCE:**
7. **OTHER BUSINESS TO COME BEFORE THE BOARD:**
8. **ADJOURNMENT**

Respectfully submitted,



Lori Clinton  
Commission Clerk

Received April 11, 2024 @ 10:40 A.M.

Attest Brian ZBun  
Goshen Town Clerk



TOWN OF GOSHEN, CT

GOSHEN TOWN HALL
42A North Street Goshen, CT 06756
860-491-2308 ext.232

02/22/2024

Draft

SPECIAL PERMIT APPLICATION

[X] New Special Permit Application; \_\_\_ Amendment to Approved Special Permit

Applicant Information:
Name: william colby
Address: 4 Brynmoor Court goshen ct 06756
Phone: 8606011839 Fax:
Email: bcolby@optonline.net
Legal Interest: Engineer

Owner Information:
Name: ROTHFELD ALAN C &
Address: 24 BENJAMIN LANE GOSHEN, CT 06756
Phone: 917-282-6949 Fax:
Email:
\_\_\_ Attached is documentation verifying ownership of the property.

Subject Parcel:
Address: 24 BENJAMIN LANE
Size: 0.93 Acres Zone: R2 Assessor's Map and Lot #: 05 017 00
Is the subject parcel within 500 ft. of the Town boundary? \_\_\_ yes [X] no

Requested Use:
Application is made under Section 2.4.3b of the municipal zoning regulations, requesting approval of the following use:
Addition to structure within 50 foot front setback but less encroaching than existing structure for all setbacks.

Relationship of Proposed Special Use to the Plan of Development:

**Benefits of Proposed Special Use to the Town:**

**Parties of Interest\*:**

Engineer/ Architect Name: WILLIAM G. COLBY, P.E.

Address: 4 BRYNMOOR COURT

Phone: 860-601-1839 Fax: \_\_\_\_\_

Email: BCOLBY@OPTONLINE.NET

Developer/ Builder Name: unknown

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

\*Complete information in this section as applicable.

**Taxes:**

Are all real estate, sewer use, and sewer assessment taxes current?  yes  no

Attached is proof of payment. (Required)

**Fees:**

\$60.00 (State Fee) + Town Fee\* \$230.00 = \$290.00 (payable to the Town)

\* Town fee is established by Town ordinance. + \$10.00 (Processing)

**Signatures:**

Signature of Owner(s) ROTHFELD ALAN C & Date: 02/22/2024

Signature of Applicant(s) william colby Date: 02/22/2024



Home Shopping Cart Checkout

TAX BILLS

TAXPAYER INFORMATION

Bill #	2022-1-0001249 (REAL ESTATE)	Gross Assessment	257,540
Unique ID	00060100	Exemptions	0
District		Net Assessment	257,540
Name	ROTHFELD ALAN C &	Town Mill Rate	15.6
Care Of	ROTHFELD LAURA COLANGELO		
Address			
Property Location	24 BENJAMIN LANE TC#677		
MBL	05/006/017/00	Town Benefit	0.00
Volume & Page		Elderly Benefit (C)	0.00

BILL INFORMATION AS OF 02/22/2024

<u>Installment</u>	<u>Due Date</u>	<u>Town</u>	<u>Total Due</u>
#1	07/01/2023	\$2,008.81	Tax/Princ/Bint Due \$0.00
#2	01/01/2024	\$2,008.81	Interest Due \$0.00
#3			Lien Due \$0.00
#4			Fee Due \$0.00
Adjustment		\$0.00	<b>Total Due Now \$0.00</b>
<b>Total</b>		<b>\$4,017.62</b>	
<b>Total payments as of 02/22/2024</b>		<b>\$4,017.62</b>	

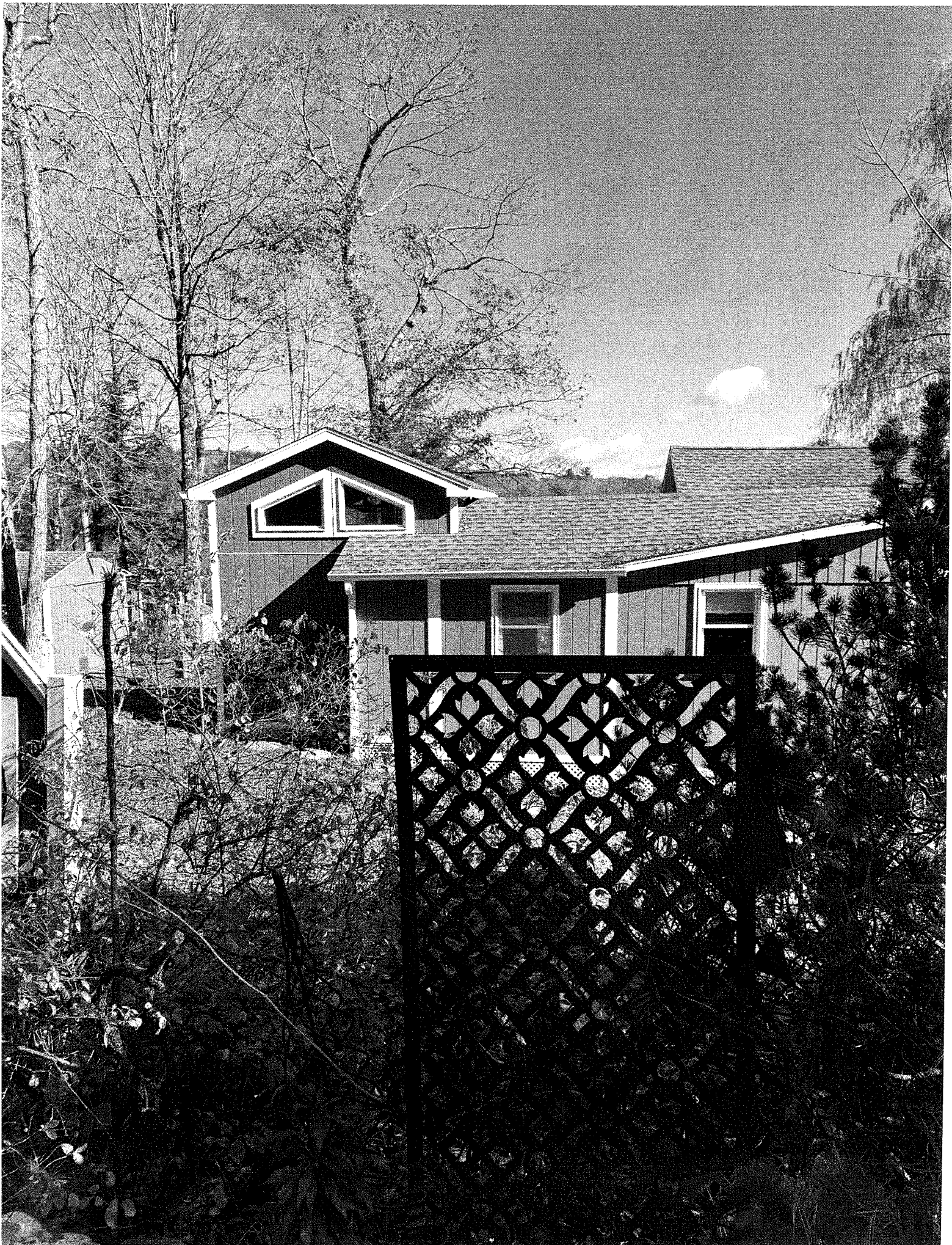
<u>PAY DATE</u>	<u>TYPE</u>	<u>TAX/PRINCIPAL</u>	<u>INTEREST</u>	<u>LIEN</u>	<u>FEE</u>	<u>TOTAL</u>
01/30/2024	PAY	\$2,008.81	\$0.00	\$0.00	\$0.00	\$2,008.81
07/12/2023	PAY	\$2,008.81	\$0.00	\$0.00	\$0.00	\$2,008.81

Total Payments made to taxes in 2023: \$2,008.81

This is not a tax form, contact your financial advisor for information regarding tax reporting.

Back To Search Result Download PDF View original tax bill View All Bills Print This Page

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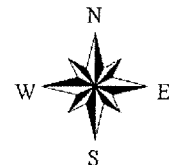
Date Printed: 12/19/2023



**MAP DISCLAIMER - NOTICE OF LIABILITY**

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Goshen and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 50 feet







# Town of Goshen, CT

## Property Listing Report

Map Block Lot

05-006-017-00

Building # 1

PID

596

Unique ID

00060100

### Property Information

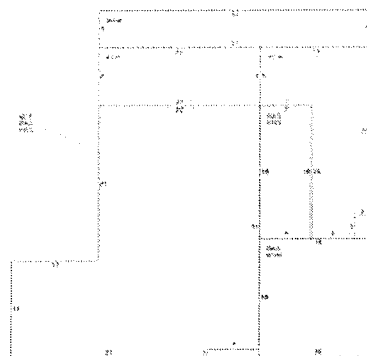
Property Location	24 BENJAMIN LANE
Owner	ROTHFELD ALAN C &
Co-Owner	ROTHFELD LAURA COLANGELO
Mailing Address	269 BEACH STREET GOSHEN CT 06756
Land Use	101W Single Family WF
Land Class	R
Zoning Code	RA2
Sub Lot #	NA

Neighborhood	50
Acreage	0.85
Utilities	UNKNOWN
Lot Setting/Desc	UNKNOWN UNKNOWN
Book / Page	0182/0409
Additional Info	

### Photo



### Sketch



### Primary Construction Details

Year Built	1939
Building Desc.	Single Family WF
Building Style	Ranch
Building Grade	C+
Stories	1
Occupancy	1.00
Exterior Walls	Pre-Fab Wood
Exterior Walls 2	NA
Roof Style	Gable
Roof Cover	Asph/F Gls/Cmp
Interior Walls	Drywall/Sheet
Interior Walls 2	NA
Interior Floors 1	Ceram Clay Til
Interior Floors 2	NA

Heating Fuel	Electric
Heating Type	Hot Air-no Duc
AC Type	Heat Pump
Bedrooms	02
Full Bathrooms	1
Half Bathrooms	1
Extra Fixtures	0
Total Rooms	5
Bath Style	Average
Kitchen Style	Average
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Gar	0
Fireplaces	1

### (\*Industrial / Commercial Details)

Building Use	Residential
Building Condition	E
Sprinkler %	NA
Heat / AC	NA
Frame Type	NA
Baths / Plumbing	NA
Ceiling / Wall	NA
Rooms / Prtns	NA
Wall Height	NA
First Floor Use	NA
Foundation	NA

**Notice of Public Hearing  
Town of Goshen  
Zoning Board of Appeals**

The Town of Goshen Zoning Board of Appeals will hold the following public hearing on Thursday, April 18, 2024 at 7:30PM in the Conference Room at Goshen Town Hall, 42 North Street, Goshen CT and via Zoom meeting. The link can be found at the Town of Goshen website.

**William Colby for Alan C. Rothfeld, 24 Benjamin Lane - Special permit, addition to non-conforming structure per Section 2.4.3 b.**

At this public hearing, interested persons may appear in person or via Zoom and be heard and written communications received. Copies of the application are available for inspection in the Land Use Office in Goshen Town Hall, 42 North Street, Goshen, CT or on the Town of Goshen website Zoning Board of Appeals page. Link: <https://www.goshenct.gov/zoning-board-of-appeals>

Dated this 25th day of March, 2024  
Daniel Kobylenski, Chairman  
Zoning Board of Appeals

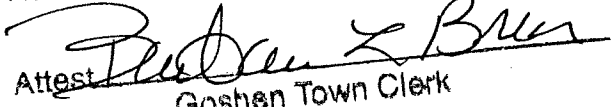
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TO BE PUBLISHED IN *THE REPUBLICAN-AMERICAN*

Please publish on the following dates: **Friday, April 5, 2024 & Monday, April 15, 2024**

Please Bill: Town of Goshen – ZBA  
42A North Street  
Goshen, CT 06756

To be posted on the Town of Goshen website

Received March 25, 2024, 9:11:19 A.M.  
Attest   
Goshen Town Clerk

# RepublicanAmerican

389 Meadow Street • Waterbury, CT 06702 • 1-800-992-3232

## Classified Advertising Proof

**Account Number:** 31904  
**Order Number:** RA0919545

GOSHEN, TOWN OF  
42C NORTH STREET  
GOSHEN, CT 06056  
860-491-3647

**Title:** Republican-American | **Class:** L-Legal -Public Notice 019  
**Start date:** 4/5/2024 | **Stop date:** 4/15/2024 |  
**Insertions:** 2

**Title:** Rep-Am.com | **Class:** L-Legal -Public Notice 019  
**Start date:** 4/5/2024 | **Stop date:** 4/15/2024 |  
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Link:

<https://www.goshenct.gov/zoning-board-of-appeals>

Dated this 25th day  
of March, 2024  
Daniel Kobylenski, Chairman  
Zoning Board of Appeals  
R-A April 5 & 15, 2024

**Total Order Price: \$194.88**