

**TOWN OF GOSHEN
ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
THURSDAY, NOVEMBER 18, 2020 – 7:30PM**

PRESENT: Chairman Daniel Kobylenski, Amanda Cannon, Jeff Johnson, George Szydlowski, and Clyde Breakell

OTHERS: Martin Connor, AICP, Town Planner, and Michael and Sarah Leonard

EXCUSED: Mark Beeman, and Donald Moore

1. CALL TO ORDER:

Chairman Daniel Kobylenski called the meeting to order at 7:33PM. The proceedings were recorded on Zoom and posted on the Town of Goshen website. Mr. Breakell is acting as a regular member for the purpose of this meeting, in the absence of Mr. Moore.

2. PUBLIC HEARINGS:

A. Michael Leonard – 22 School Hill Road - Additions to 2 non-conforming structures - Greenhouse addition to existing dwelling and garage addition to existing barn. The Clerk read the Notice of Public Hearing into record. Mr. and Mrs. Leonard were present to discuss the proposed project. Pictures and survey of the greenhouse and garage project and property were presented. The pictures of the greenhouse show an asphalt roof, however the roof will be a clear roof when the greenhouse is built. Mr. Kobylenski asked for clarification that the additions will not infringe outside the existing non-conforming structures footprint. Mr. Connor noted that it is not any closer to the property line than existing structures. TAHD has signed off on the project. Mr. Connor read his memo into record. In the memo, Mr. Connor stated that he recommends the Board approve the application with no special conditions.

No members of the public were seen attending the meeting.

MOTION by Mr. Johnson and seconded by Mr. Szydlowski, it was **VOTED** to close the Public Hearing at 7:43pm. Motion carries.

3. READING OF THE MINUTES:

A. October 15, 2020 regular meeting.

MOTION by Mr. Breakell and seconded Mr. Johnson, to accept the minutes of the October 15, 2020 regular meeting as written. Motion carries.

4. OLD BUSINESS:

A. Michael Leonard – 22 School Hill Road - Additions to 2 non-conforming structures - Greenhouse addition to existing dwelling and garage addition to existing barn.

Ms. Cannon inquired about another structure on the property, not part of this application, that appears to straddle the property line. Mr. Connor noted that it is a pre-existing structure and would not have any effect on the property. No further discussion on the application.

MOTION by Mr. Johnson and seconded by Mr. Beeman, it was **VOTED** to approve the application of Michael Leonard – 22 School Hill Road - Additions to 2 non-conforming structures - Greenhouse addition to existing dwelling and garage addition to existing barn. Motion carries.

5. NEW BUSINESS: A. 2021 Meeting Schedule. The 2021 Zoning Board of Appeals meeting schedule was reviewed and accepted.

MOTION by Mr. Johnson and seconded by Ms. Cannon, it was VOTED, to accept the 2021 schedule as presented. Motion carries

6. CORRESPONDENCE: None

7. OTHER BUSINESS TO COME BEFORE THE BOARD: Mr. Connor thanked the Board for reviewing the application, documents and conducting a site visit before the meeting. It is appreciated and commendable.

8. ADJOURNMENT:

MOTION by Mr. Johnson and seconded by Ms. Cannon, to adjourn at 7:47 PM.

Respectfully submitted,

**Erin Reilly
Board Clerk**