

**TOWN OF GOSHEN
ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
THURSDAY, DECEMBER 19, 2024 – 7:30PM**

PRESENT: Dan Kobylenski, Amanda Cannon, Mark Beeman(A), Matthew Grosclaude, Donald Moore, and Audrey Blondin(A).

EXCUSED: Clyde Breakell(A)

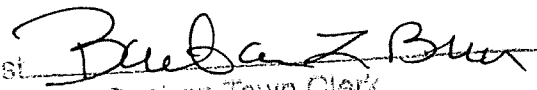
OTHERS: Spencer Musselman and Jame Korner.

1. **CALL TO ORDER AND DESIGNATION OF ALTERNATES:** The meeting was called to order at 7:30pm by Dan Kobylenski.
2. **PUBLIC HEARING:** None.
3. **APPROVAL OF THE MINUTES:** Minutes for November 19, 2024 were reviewed and approved. **IN A MOTION BY Ms. Cannon and seconded by Mr. Beeman, it was voted to accept the minutes from the November 19, 2024 meeting as written. Motion carried.**
4. **OLD BUSINESS:** None.
5. **NEW BUSINESS:**
 - A. James Korner, 175 North Street - used car dealership: Mr. Korner discussed his plans which detailed the following: more of hobby business that will include late model cars, pickups and SUVs, with focus on vintage cars; state requires him to go through ZBA to get his license; will maintain his livery business at same location; no employees for dealership; will not be doing repairs on site; it is estimated that he would have between 8 and 10 cars for sale; vintage cars will be kept inside; sales will be primarily done online and with appointments; will not be signage; a few cars may be parked out front. Mr. Musselman noted the following: a new law in 2023 does not require a Public Hearing to be held, explained the State Statue that requires applicant to go through ZBA since the Town is under 20,000 residents, it was requested that a site plan is done, example of similar application given, and the Town Planner will do a memo/recommendation for this application.
IN A MOTION BY Ms. Blondin and seconded by Ms. Cannon, it was voted to require a Public Hearing for this application, date to be determined. Motion carried.
6. **CORRESPONDENCE:** None.
7. **OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:** None.
8. **ADJOURNMENT:**
IN A MOTION BY Ms. Blondin and seconded by Ms. Cannon, to adjourn the meeting at 8:05pm. Motion carried.

Respectfully submitted,


Lori Clinton
Commission Clerk

Received Dec. 23, 2024 @ 12:53 PM

Attest 
Goshen Town Clerk