

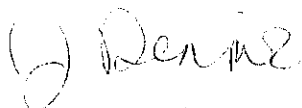
Town of Goshen
Zoning Board of Adjustments
Meeting Minutes
August 14, 2007

Present: Chairman Philip Stentz, and Paul Lawton

Additional Attendance: Kurt and Stephanie Richardson, and Jessica Dennis, Secretary

1. Meeting was called to order at 7:13 p.m.
2. Kurt and Stephanie Richardson have come to the ZBA meeting to find a remedy for a set back issue they have come across when building their new home on Cross Road. Kurt walked the property and found the property marker pins. They started construction on their new home 40 feet back from the property boundaries, per the zoning regulations. They received financing from a bank in Michigan, which required them to complete a property survey before they could be given any funding. After completion of the survey, it was determined that their property lines were 10 feet off. With the new property boundaries their new home is only 30 feet from the property line, and not within the zoning regulations. Their foundation has been poured, and some construction has begun. They owe money for the work that has already been completed, but they bank will not give them any funding until the set back situation is resolved. The Richardson's have spoken with another surveyor, Tom Dombroski, who feels the survey they had done is correct and they are not within zoning requirements. Philip has walked the property after talking to the Richardson's about their situation. Some of their options are to contact their abutters, via certified mail, and maybe they will give them the 10-foot difference if the Richardson's are willing to pay to have their property surveyed as well. A variance is another possibility, but they are very difficult to get. Philip will speak with the Town's attorney, Bernie Waugh, about the situation. They should stop construction now, until they get a remedy. The worst case is that they have remove the work they have started and have the foundation poured again. The ZBA will be in contact with them after they receive the certified letters back from their abutters. This matter will also be discussed with the Planning Board to see if they have any suggestions or concerns.
3. They ZBA received a notice from DES regarding the work being preformed by Tippicaneo Campground. They obtained permits from DES. After an inspection by DES, they determined that Ross Realty exceeded several of their permits and they are required to return some of the land to its previous condition.
4. The meeting was adjoined at 7:45 p.m.

Respectfully Submitted,



Jessica E. Dennis
Secretary