

**TOWN OF GHENT
ZONING BOARD OF APPEALS
MINUTES
July 13, 2016**

Meeting was called to order at 7 pm by Chairman Streeter. Present: Keith Kanaga, Mark Leggett, James Andrews and Town Attorney Mitch Khosrova. Pat Alderdice representing Brian and Kelli Madsen. NO MEMBERS of the public were present.

75.4-3-44

Brian and Kelli Madsen

Chairman Streeter opened the public hearing. Mr. & Mrs. Madsen are requesting an Area Variance of 11' so they can add an open porch to the front of their house located at 7 Wood Avenue. The required setback allowable according to the Zoning Law is 55 feet. Discussion took place and it was decided that when the porch was completed it would be 44 feet from the center of the road.

The board discussed the allowable lot coverage and agreed it was not necessary to get a variance as the buildings including the new porch are within the allowable percentage of the total lot square footage.

There being no members of the public present the public hearing on motion of Chairman Streeter and seconded by Jim Andrews was closed. All in favor.

FINDINGS OF FACT:

Mark Leggett: Feels that the porch would fit into the current neighborhood as houses nearby already have porches. He would vote in favor of the variance.

Lewis Streeter: No change to the neighborhood, there being no other method of adding a porch. The ZBA uses 50% as a guideline for Variances and this is within that number. No Environmental Impact. Not self-created. He would vote in favor.

Keith Kanaga: Although conflicted due to the existing extensive setbacks at some of the houses in the neighborhood, is convinced by the comments of

Mark Leggett and Lew Streeter that the variance is appropriate and will vote for it.

James Andrews: Agrees with what Mr. Streeter said and says it is not a substantial variance and he would vote in favor of the variance.

As this is a Type II Action under SEQR , it is exempt.

MOTION made by Chairman Streeter to allow an 11 feet variance from the 55 feet required from the center of the road for the construction of a porch. Seconded by Keith Kanaga. All in favor.

Discussion took place on the Hamilton issue which was tabled from the November 2015 meeting. As no compromise has been made by the neighbors, the building inspector sent a letter (copy attached). The board requested that Attorney Khosrova send a letter to Mr. Hamilton requesting that a survey be done showing the exact placement of the pole barn in relation to the property line.

There being no new business the meeting was adjourned on motion of James Andrews and seconded by Keith Kanaga. All in favor.

Respectfully submitted,

Judith Burke, Recording Secretary
Zoning board of Appeals.