

MINUTES  
TOWN OF GHENT  
ZONING BOARD OF APPEALS  
November 14, 2018

Chairman Streeter opened the meeting at 7:05 pm. Present: Beth Lenahan, Koethi Zan, Jim Andrews. Attorney Mitch Khosrova. Applicants, Charles Wood, Ron Frederick, Jim and Jill Duffy, 3 members of the public. Absent, Chris Keefe.

Chairman Streeter opened the first public hearing.

**75.4-2-11 Charles & Nancy Wood** request an area variance of 4 foot side and rear yard setback, or a 6 foot variance from the 10 foot requirement. Mr. Wood presented the board with a new plot showing the utility building on the other side of the property from the original application. There being no public comments, Chairman Streeter closed the public hearing.

FINDINGS OF FACT

Lewis Streeter: No detriment to the neighborhood. Can it be achieved differently? – No. Is the Area Variance substantial? – No. Any adverse impact? – No. Is it Self-created? – Yes. He would vote to approve the variance. Board members agreed with these findings.

Motion to approve an Area Variance of 6 feet side and rear yard setback from the required 10 foot set-back was made by Lewis Streeter, seconded by Koethi Zan. All in favor.

Chairman Streeter opened the second public hearing.

**65.-1-912 Ronald Fredericks** request an Area Variance of 2 feet 4 inches side yard variance from the 20 foot requirement for a distance of 12 feet along the property line. The board had no more questions of Mr. Fredericks and the floor was opened to the public for their comments. Mr. & Mrs. Larry DuBois told the board they were in favor of the request.

FINDINGS OF FACT

Based on the previous criteria reviewed, Chairman Streeter saw no reason not to grant the request. The board was in agreement.

Motion made by Chairman Streeter, seconded by Koethi Zan to approve the Area Variance for a 2 foot 4 inch side yard variance from the 20 foot required setback for a length of 12 feet. All in favor.

#### NEW APPLICATIONS

**104.1-6 Jason and Jill Duffy.** Request a Use Variance of .78 acre, with the intent to provide lodging and education in a real world farm experience in conjunction with Hawthorne Valley. The required acreage is 10 acres.

Motion made by Jim Andrews and seconded by Koethi Zan to accept the application as complete. All in favor.

Minutes of the October meeting were approved on motion of Jim Andrews, seconded by Koethi Zan. All in favor.

New Business: Discussion took place on revamping the forms for Area and Use Variances to include additional information to the applicant.

On motion of Beth Lenahan and seconded by Jim Andrews the meeting adjourned at 7:55 pm.

Respectfully submitted

Judith Burke  
Recording Secretary.