

MINUTES
TOWN OF GHENT
ZONING BOARD OF APPEALS
May 8, 2019

Chairman Streeter opened the meeting at 7:00 pm. Present: Beth Lenahan, Koethi Zan, Jim Andrews and Chris Keefe. Attorney Mitch Khosrova. Applicants, Jerome Barnes and Ruth Adams.

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

Chairman Streeter begins by explaining the Application process for an Area Variance and refers to 190-58E of the Town of Ghent Code for the general application standards.

New Business:

76.1-46 Brandy Barnes requests an area variance of 19ft of the 40 foot requirement. Jerome Barnes states Brandy is his wife and they are looking to put a two-room addition off the back of their house. Mr. Khosrova asks how far is the house currently from the property line, Mr. Barnes states it is 21 feet. Chairman Streeter states the addition is going along the line of the house, Mr. Barnes states that is correct.

Motion to deem the Application complete and schedule the Public Hearing for June 12th, 2019, is made by Mr. Andrews, seconded by Ms. Zan, all in favor, motion carried.

Ms. Zan recuses herself due to being a Trustee of Art OMI.

74.-1-24.122 & 78.2 Art OMI requests an Area Variance for signage. Chairman Streeter states there are actually two applications for signage and to start with the sign for the visitor center. Ms. Adams states the sign on County Route 22 got a variance in 2009, but the sign rotted and faded, so they removed the rotten portion and changed the lettering and then received the notice from Walt. Mr. Simonsmeier states he sent them for the variance because he felt the character of the sign had changed and it was approved based on the characteristics of the sign. Chairman Streeter reads through the checklist.

Motion to deem the Application complete and schedule the Public Hearing for June 12th, 2019, is made by Mr. Andrews, seconded by Mr. Keefe, all in favor, motion carried.

Mr. Khosrova states this is a Type II Action and SEQRA is not needed.

Chairman Streeter states they can now discuss the second application. Ms. Adams states they updated the other two signs, the height is the same but they are closer to the ground and one is by the red barn at the corner of County Route 22 and Letter S Road and the other on Letter S Road by the Summer School. Ms. Adams adds they are simpler than before but are still cream colored with dark green lettering. Chairman Streeter asks if the variance is for the size or for more than one sign, Mr. Simonsmeier states for both and in the research found that the signs were never approved to begin with and wants them legal before a complaint is received. Chairman Streeter states they need to do the number of signs first then the size variance. Mr. Khosrova states per Town Code 190-13 & 190-39 they

are allowed one sign per use. Chairman Streeter states to revise the application to state more than one sign per use in a residential neighborhood. Chairman Streeter reads through the checklist.

Motion to deem the Application complete and schedule the Public Hearing for June 12th, 2019, is made by Mr. Streeter, seconded by Ms. Lenahan, all in favor, motion carried.

Meeting adjourned at 7:53 pm.

Respectfully submitted

Erin Reis
Recording Secretary.