



MINUTES
TOWN OF GHENT
ZONING BOARD OF APPEALS
December 11, 2019

Chairman Streeter opened the meeting at 7:00 pm. Present: Koethi Zan, Jim Andrews and Beth Lenahan. Attorney Mitch Khosrova. Applicants, Bill Stratton, Alex Curlin, Rod Morrison and Kirk Kneller.

Minutes of the November meeting were approved as written on a motion by Jim Andrews, seconded by Beth Lenahan. All in favor.

Public Hearing:

94.-1-14 Andrew McDonnell requests a 47ft variance on the 75ft set-back allowed. Bill Stratton presents the Board with a colored sketch of the carport and the existing garage that is closer to the road than this will be. Chairman Streeter adds that the Building Inspector determined that Harlemville Road is the front yard set-back.

Motion to open the Public Hearing is made by Chairman Streeter, seconded by Koethi Zan, all in favor, motion carried.

Public Member Ellen and Kord Lageman state they are at 31 Gardina Lane and wanted to see what it would look like and have no objections. Bill Stratton states there is an existing drainage swale and shed which limit other locations that would not need a variance. Chairman Streeter adds the required set back is 75ft from the center of the road. Chairman Streeter asks if there are any other questions from the Public – no response.

Motion to close the Public Hearing is made by Chairman Streeter, seconded by James Andrews, all in favor, motion carried.

FINDINGS OF FACT

Chairman Streeter asks if it was moved to the rear yard would it meet the setback, Mr. Stratton states he doesn't think so and there is a pond as well.

Lewis Streeter: No detriment to the neighborhood. Can it be achieved differently? – Not feasible. Is the Area Variance substantial? – Yes as it is more than 50%. Any adverse impact? – No. Is it Self-created? – Yes. Chairman Streeter reads aloud an email from another neighbor in support of the variance. He would vote to approve the variance. Board members agreed with these findings.

Motion to approve an Area Variance of 47 foot front yard setback from the required 75 foot set-back from the center of the road was made by Lewis Streeter, seconded by James Andrews. All in favor.

New Business:

83.-3-1.111 Pin Oak LLC requests an Area Variance for a 10ft variance for an access road. Kirk Kneller presents the Board with the Survey Maps for a subdivision for his daughter to build a house. Kirk Kneller adds that he bought 56 acres of an 89 acre farm and put it to pasture, and that there was an old approval for a 26 lot subdivision and when it was approved in 1984 50ft was required for an access road and now it is 60ft. Mr. Khosrova confirms the variance is for the frontage only, Walt Simonsmeier

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confirms this is just for the 50ft access road. Chairman Streeter asks if the Board has any other questions – no response. Mr. Khosrova states this is a Type II Action for SEQRA.

Motion to deem the Application complete and schedule the Public Hearing for January 8th, 2020, is made by Chairman Streeter, seconded by Ms. Zan, all in favor, motion carried.

Meeting adjourned at 7:32 pm.

Respectfully submitted

Erin Reis
Recording Secretary