

MINUTES
TOWN OF GHENT
ZONING BOARD OF APPEALS
January 8, 2020

Chairman Streeter opened the meeting at 7:00 pm. Present: Jim Andrews and Beth Lenahan. Attorney Mitch Khosrova. Applicants Kirk Kneller.

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

Public Hearing:

83.-3-1.111 Pin Oak LLC requests an Area Variance for a 10ft variance for an access road. Chairman Streeter explains the variance is for the 50' entrance from Connacher Road which was approved in a prior subdivision and pre-existed current zoning requirements and how a Public Hearing works for the Public. Mr. Kneller explains he purchased 89 acres from the Straws and what Pin Oak, LLC is and that he has no plans for development. Mr. Kneller adds the new parcel will be about 6.8 acres for a Single-Family Home for his daughter and may do one more subdivision and home for his son.

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

Public Member Gary Coon states he is concerned about the 60ft entrance and that some of his land may be taken to make a 60' wide road, Mr. Andrews explains it is staying 50ft that's why the Variance is needed, Mr. Coons is satisfied with the entrance not changing. Public Member Loraine Rizzi states she is concerned about the road which was supposed to be maintained by the Town until the pavement and there is severe drainage issues where the driveway would be. Mr. Khosrova states that is actually a Planning Board issue. 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 Beth Lenahan, all in favor, motion carried.

FINDINGS OF FACT

James Andrews: No detriment to the neighborhood. Can it be achieved differently? – Not possible. Is the Area Variance substantial? – No. Any adverse impact? – No. Is it Self-created? – No because it was originally approved when the code was 50ft. Board members agreed with these findings.

Motion to approve an Area Variance of a 10 foot variance from the required 60 foot frontage was made by Lewis Streeter, seconded by James Andrews. All in favor.

Meeting adjourned at 7:28 pm.

Respectfully submitted