

Meeting Minutes  
Town of Ghent  
Zoning Board of Appeals  
March 10, 2021

Chairman Streeter opened the virtual meeting at 7:02 pm. Present: Board members Fern Fleckman, Jack Fenn, James Andrews, and Beth Lenahan. Also present, applicant Ian Stewart.

Minutes of the February 10, 2021 meeting were approved as amended on a motion by Jim Andrews, seconded by Beth Lenahan, all voted in favor. There were no public hearings scheduled.

**New Business:**

**84.-1-11 Kathryn Terpstra represented by Ian Stewart** requests an area variance for a side yard setback. Chairman Streeter explains the ZBA review process to the applicant stating that the application will be reviewed during this meeting and if it is complete and accepted, a public hearing will be set for the April 14, 2021 meeting. He then asks the applicant to explain why a variance is needed.

Ian Stewart states that he needs to locate the storage container at its current location, which is 6 feet from the property line, because there are large trees in the way to place it 10 or more feet away. He also states he can't place it in another location altogether due to his property layout and that his current driveway allows access to this container. He states he can't put in a new driveway off Waltermire Rd. due to the grade change from the road onto this property.

Jack Fenn asks if he could plant trees to block the view of the container from the property lines and Ian thinks that would be possible. Ian also states he may be able to put a gable style roof on top to make it look more like a traditional structure.

Chairman Streeters asks the applicant if he has the five criteria that the board evaluates an area variance application against, and he states he has them. He is asked to be prepared to discuss those criteria at the public hearing.

Chairman Streeter makes a motion to accept the application as complete and to set a public hearing for April 14, Fern Fleckman seconds the motion and all voted in favor. Ian leaves the meeting.

Fern Fleckman asked why 6 months has passed from the original letter (August 2020) sent to the property owner to immediately apply for a permit for the storage container which had been placed, to when the application was received. Additionally, the Board discussed the various types of storage containers that are frequently used, and whether all types should be considered accessory structures. Chairman Streeter said he would ask Chris Keefe to attend the April meeting to discuss these two topics.

Meeting was adjourned at 7:45 pm.

Respectfully submitted  
Lewis Streeter, Chairman