

Meeting Minutes  
Town of Ghent  
Zoning Board of Appeals  
June 9, 2021

Chairman Streeter opened the virtual meeting at 7:00 pm. Present: Board members Fern Fleckman, Jack Fenn, James Andrews, and Beth Lenahan. Also present: Applicant Lee Edwards. No members of the public were in attendance.

Minutes of the May 12, 2021 meeting were approved on a motion by Jack Fenn, seconded by Beth Lenahan, all voted in favor.

**Public Hearing:**

**83.-1-20 Lee Edwards** requests an area variance from a front yard setback requirement. Chairman Streeter explains the ZBA review process stating that the application will be reviewed during a public hearing. Chairman Streeter made a motion to open the public hearing which was seconded by Jack Fenn and all voted in favor. He then asked the applicant to explain why a variance is needed.

Lee Edwards states he needs a 34-foot variance from the 75-foot required set-back from the centerline of Schmidt Road, so he can have a two-room addition built on his single-family dwelling. He further states that the house is currently 41 feet from the centerline and the addition will be in line with the front of the house and thus also be 41 feet from the centerline.

Chairman Streeter asked if board members had any questions for the applicant and no one had questions. The board agreed that the application was very thorough, and the drawings attached were very clear thus eliminating the need for follow up questions.

The Board asked if the applicant had discussed this variance with any neighbors, and he stated he had spoken with one neighbor located at 177 Schmidt Road who did not express any concerns. The list of abutters who were mailed notices was also reviewed and the resident at 177 Schmidt Road was on that list.

There were no members of the public present and at this point the public hearing was closed and no additional discussion among Board members took place.

Chairman Streeter reviewed his findings of fact and had no concerns relative to the five evaluation criteria and stated he would vote to approve the variance. All members agreed.

A motion was made to approve a 34-foot variance from the 75-foot requirement leading to a 41-foot setback. All members voted in favor.

**New Business:**

Final

Chairman Streeter reminded the Board that there would be a new town law addressing training requirements and that each member had received a copy of that proposed law.

Jack Fenn suggested that the town should review the current zoning requirements for fences and asked if this was something the zoning review committee could address. Fern reminded the Board that the items to be reviewed by the committee were already established but that this could be reviewed by a future committee.

Meeting was adjourned at 7:30 pm.

Respectfully submitted  
Lewis Streeter, Chairman