

## **Town of Ghent Zoning Board of Appeals**

### **Meeting Minutes**

**May 13, 2026**

Present were ZBA Chairman Lyle Trued, ZBA members Jack Fenn, Lew Streeter, Jim Andrews and Beth Lenahan, Town Attorney Matthew Cabral, Building Inspector Chris Keefe, and Town Board Members Marie Meltz and Wally Engel.

Motion made by Chairman Trued to call the meeting to order at 7:02pm and seconded by Jack Fenn. All in favor 5, opposed 0, motion carried.

### **Minutes**

A motion was made by Chairman Trued to approve the April 8, 2026, meeting minutes and seconded by Jack Fenn. All in favor 5, opposed 0, motion carried.

### **Public Hearings**

**Application for Area Variance, 950 State Route 9H, Ghent; Maximum sign size; Tax Map/Block/Lot # 91.00-01-68.1; Ref ZBA 2026-054**

Applicant Tom Moore appeared before the Zoning Board seeking a variance of forty (40) square feet from the maximum allowed sign size of thirty-two (32) square feet. The applicant would like to mount a sign in the bed of an old vintage truck which counts in the calculation of the overall sign size. The applicant provided the Board with images and a diagram with the calculation of the square footage of the sign.

A motion was made by Chairman Trued to open a public hearing and seconded by Lew Streeter. All in favor 5, opposed 0, motion carried. Marius Amstuz, a neighbor in attendance, expressed his support for this application and indicated that he liked the idea behind the signage. Another neighbor, Carmen Nero, advised the Board that he supports this application 100% and loves the creativity of the sign. A motion was made by Chairman Trued to close the public hearing and seconded by Lew Streeter. All in favor 5, opposed 0, motion carried.

Chairman Trued went through his finding of fact and determined that there was no adverse impact on the environment or community by granting this application. All members of the Board agreed.

A motion was made by Chairman Trued to classify the application as a Type 2 action and seconded by Jack Fenn. All in favor 5, opposed 0, motion carried. A motion was made by Chairman Trued to grant a variance of forty (40) square feet from the maximum sign size of thirty-two (32) square feet, and seconded by Lew Streeter. All in favor 5, opposed 0, motion carried.

**Application for Area Variance, 1238 State Route 9H, Ghent; §190-58 G2(a), Expansion of non-conforming use; Tax Map/Block/Lot # 91.-1-7.111, # 91.-1-7.120, # 91.-1-7.200, # 91.-1-85; Ref ZBA 2026-053**

The applicant appeared before the Zoning Board requesting a variance for the expansion of a non-conforming use by 15,000 square feet to construct 8 pickleball courts. There is currently a pending application before the Planning Board for a lot line adjustment which will add approximately ½ an acre to the golf course parcel from the residential parcel.

A motion was made by Chairman Trued to open a public hearing and seconded by Jim Andrews. All in favor 5, opposed 0, motion carried. Tom Moore, a neighbor of the applicant, expressed his support for this application and pointed out that a small adjustment such as this will not have an impact on the area. Another member of the public expressed their interest in the addition of pickleball courts in the area. A motion was made by Chairman Trued to close the public hearing and seconded by Lew Streeter. All in favor, 5 opposed 0, motion carried.

Matt Cabral advised the Board that this application would be considered an unlisted action under SEQRA and went through proposed answers for SEQRA Part 2. All members of the Board agreed with the proposed answers. Chairman Trued made a motion to issue a negative declaration for the purposes of SEQRA, which was seconded by Lew Streeter. All in favor 5, opposed 0, motion carried.

A motion was made by Chairman Trued to approve the application for the expansion of a non-conforming use not to exceed 15,800 square feet for the addition of pickleball courts in the general vicinity depicted in the site plans submitted by the applicant, and pending Planning Board approval. The motion was seconded by Jim Andrews. All in favor 5, opposed 0, motion carried.

## **New Business**

### **Application for Area Variance, 38 Water Street, Ghent; §190-58 G2(a), Expansion of non-conforming use; Tax Map/Block/Lot # 75.4-1-89; Ref ZBA 2026-070**

Applicant Rita Akin appeared before the Zoning Board seeking a variance for the expansion of a non-conforming use. The applicant currently owns a 1971 mobile home with 2 additions and porch and is looking to replace the structure with a double wide mobile home. The ZBA has the ability to approve up to 50% of the size for expansion of a non-conforming use. Additionally, because this is not a variance application the Board is not required to grant the minimum deemed necessary and adequate. Therefore, the Board encouraged the applicant to amend the application requesting the full 50% expansion which would equate to 1,692 square feet.

A motion was made by Lyle Trued to accept the application as complete and set a public hearing for the June 10, 2026 ZBA meeting, and the motion was seconded by Jack Fenn. All in favor 5, opposed 0, motion carried

### **Application for Area Variance, 137 George Road, Ghent; Acres per dwelling; Tax Map/Block/Lot # 92-1-62; Ref ZBA 2026-057**

The applicant appeared before the Zoning Board requesting a variance of 0.45 acres from the required 1 acre minimum per dwelling unit for the construction of a tiny home/RV. Lew Streeter requested that the applicant provide some information regarding the appearance to allow the Board members to evaluate against the five criteria and ensure it fits in the character of the neighborhood. The ZBA also pointed out that this would be considered an ADU and would need to meet all setbacks and requirements for ADUs.

A motion was made by James Andrews to accept the application as complete and set a public hearing for the June 10, 2026 ZBA meeting, and the motion was seconded by Lew Streeter. All in favor 5, opposed 0, motion carried.

### **Application for Interpretation, 333 County Route 9, Ghent; Clarification of Home Occupation (HO-1); Tax Map/Block/Lot # 102-1-14.2; Ref ZBA 2026-085**

The applicant, Erin Sheedy appeared before the ZBA seeking an interpretation on the definition of Home Occupation (HO-1). The applicant works at a barber shop in Germantown and is

interested in offering hair cuts on a part-time basis out of her residence. The Town Code's definition of Home Occupation states, "The enterprise is conducted by an owner/operator who must reside on the premises..." and there was some discussion among the Board regarding whether the owner of the residence must also be the operator of the home occupation.

A motion was made by Chairman Trued to accept the application as complete and set a public hearing for the next ZBA meeting on June 10, 2026, and the motion was seconded by Jack Fenn. All in favor 5, opposed 0, motion carried.

### **Old Business**

Chairman Trued explained to the Board that at last month's ZBA meeting they had mistakenly calculated the lot size variance needed for the VanAlstyne application. Chairman Trued stated that the math originally listed on the application was correct and the applicant needed a variance of 2.701 acres as opposed to the .402 acres the Board had calculated during the meeting. He further explained that this does not change anything conceptually. A motion was made by Chairman Trued to correct the variance calculation as it was listed on the original application and was seconded by Beth Lenahan. All in favor 4, opposed 0, motion carried. ***\*Jim Andrews excused himself from this application as he was not present for the previous meeting where this application was discussed.***

Motion made by Jack Fenn to adjourn at 8:21pm and seconded by Jim Andrews. All in favor 5, opposed 0, motion carried.