

ZONING BOARD OF APPEALS
25 Sybil's Crossing
Kent Lakes, NY 10512
AGENDA

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Kent will hold a Public Hearing on **Monday, November 21, 2016** at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, NY at 7:30 p.m. to review the following applications

HOLDOVERS:

1. **Rolando Villa, 546 North Main Street, Brewster, NY 10509; TM: 33.56-1**

Requests 6' front variance for a building overhang over the front door on a residential building in a commercial district. The location is 494 Route 52, Tax Map # 33.56-1-11.

2. **O'Mara Realty, 73 Fairfield Drive, Patterson, NY 12563; TM: 31.9-1-6**

Requests 1,891 square foot variance needed for 80,000 square foot zone (has 78,109) and 40' road frontage for 250' zone (has 210). Location is Lhasa Court. Tax Map # 31.9-1-6.

3. **O'Mara Realty, 73 Fairfield Drive, Patterson, NY 12563; TM: 42.7-1-17**

Requests 148' road frontage in a zoned 250' road frontage, (has 102). Location is Peekskill Hollow Road. Tax Map # 42.7-1-17

NEW BUSINESS:

1. **O'Mara Realty, 73 Fairfield Drive, Patterson, NY 12563; TM: 10.20-1-1**

Requests 1,891 square foot variance needed for 80,000 square foot zone (has 78,109) and 40' road frontage for 250' zone (has 210). Location is Nimham Road. Tax Map # 10.20-1-1.

2. **Eric Peters, 5 Princeton Road, Kent, NY 10512; TM: 22.73-1-61**

Requests a front yard variance for a shed/garage.

3. **Families With Dignity, Inc., 56 Dean Road, Kent, NY 10512; TM: 10.2-10.2**

Requests a variance for the frontyard and width for a pre-existing flag lot for 200 feet.

4. **Vincent Ricotta, 56 Dean Road, Kent, NY 10512; TM: 10.2-10.3**

Requests a variance for the front yard and width for a pre-existing flag lot for 200 feet

SITE INSPECTIONS ARE THE SECOND SUNDAY OF THE MONTH.

CC: Town Clerk	Zoning Board
Planning Board	William Walters, Building Inspector
Town Board	Doug Holly