Approved: January 18, 2016

TOWN OF KENT
ZONING BOARD OF APPEALS
December 21, 2015

The Zoning Board of Appeals of the Town of Kent held a Public Hearing at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, New York on **Monday, December 21, 2015.** The meeting was called to order with the salute to the flag at **7:30 P.M.** After due notice, the following members were present:

Present:
Mr. Bob Rogers, Chairman
Mr. Richard Wetzel, Vice Chairman
Mr. Bob Bradley
Ms. Nina Gerosa
Mr. Bob Phillips
Mr. Bill Walters, Building Inspector

Absent:

HOLDOVER:

1. **Joseph Bene, 10 Mount Hope Road, Mahopac, NY 10541; Tibet Drive, Kent, NY 10512; TM: 20-1-16**

Mr. Bart Lansky, Mr. Bene's attorney, attended the ZBA workshop held on December 7, 2015. The Zoning Board voted and made their decision to grant conditional approval on this project and discussed the escrow account which needs to be replenished. When all of the invoices are received they will be forwarded to Mr. Lansky's office, who in turn will see that Mr. Bene receives them. Within seven (7) days after receipt of the invoice the applicant must make the escrow account current.

Mr. Rogers asked for a motion to grant a conditional variance for the following variance: Lot area, lot width and road/lot frontage variances. Lot area: 21,804 Sf; Lot Width, 168ft; Road/lot frontage 189ft.

The conditions of this approval are:

1) The applicant receives and maintains all other necessary approvals.

2) The applicant makes his escrow account current seven (7) days after receipt of the invoices.

The motion was made by Mr. Wetzel and seconded by Mr. Bradley. Ms. Gerosa and Mr. Phillips noted that, as they were not on the Board at the beginning of the process for this application, they would abstain. The roll call vote was as follows:

Mr. Bob Rogers, Chairman	-	Aye
Mr. Rick Wetzel, Vice Chaiman	-	Aye
Mr. Bob Bradley	-	Aye
Ms. Nina Gerosa	-	Abstained
Mr. Bob Phillips	-	Abstained

The motion carried.

2. **Winters, David, 51 Huntington Road, Carmel, NY 10512; TM: 22.84-1-25**

Requested renewal of an accessory apartment. Tax Map #22.84-1-25.

Mr. Walters advised the Zoning Board members that the violations pertaining to Mr. Winters' property had been resolved. The CO for the pellet stove and all the smoke detectors were operational.

Mr. Rogers asked for a motion to grant the approval of the accessory apartment. The motion was made by Mr. Wetzel and seconded by Ms. Gerosa. The roll call vote was as follows:

Mr. Bob Rogers, Chairman	-	Aye
Mr. Rick Wetzel, Vice Chaiman	-	Aye
Mr. Bob Bradley	-	Aye
Ms. Nina Gerosa	-	Aye
Mr. Bob Phillips	-	Aye

The motion carried.

1. **Gozzi, Joseph, 1940 Farmingdale Road, Scotch Plains, NJ 07076; TM: 2.-1-30**

Requested a 20' front variance on 56 DUTCHESS LAKE Court, for a 6' x 19' addition to the kitchen. Tax Map # 2.-1-30.

Mr. Stephen Mitchell represented Mr. Gozzi at the meeting. The front yard is non-conforming and is 26' and the requirement is 40'. The kitchen is in the front of the house. The house was built in the 1940's and was purchased by Mr. Gozzi two years ago. Mr. Rogers asked for a motion to grant a 20' front yard variance. The motion was made by Mr. Bradley and seconded by Mr. Phillips. The roll call vote was as follows:

Mr. Bob Rogers, Chairman	-	Aye
Mr. Rick Wetzel, Vice Chaiman	-	Aye
Mr. Bob Bradley	-	Aye
Ms. Nina Gerosa	-	Aye
Mr. Bob Phillips	-	Aye

The motion carried.

Approve October and November Minutes.

Mr. Rogers asked for a motion to approve the minutes for October and November. The motion was made by Mr. Wetzel and seconded by Ms. Gerosa. The roll call vote was as follows:

Mr. Bob Rogers, Chairman	-	Aye
Mr. Rick Wetzel, Vice Chaiman	-	Aye
Mr. Bob Bradley	-	Aye
Ms. Nina Gerosa	-	Aye
Mr. Bob Phillips	-	Aye

The motion carried.

Mr. Rogers asked for a motion to close the meeting at 8:15 PM. The motion was made by Mr. Bradley and seconded by Mr. Wetzel. The vote was as follows:

Mr. Bob Rogers, Chairman	-	Aye
Mr. Bob Bradley	-	Aye
Ms. Nina Gerosa	-	Aye
Mr. Bob Phillips	-	Aye

The motion carried.

Cordially Submitted,

Vera Patterson

Vera Patterson

cc: Zoning Board of Appeals Board Members
Building Inspector
Town Clerk
Planning Board Secretary

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

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Kent will hold a Public Hearing on **Monday, December 21, 2015** at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, NY at 7:30 p.m. to review the following applications:

1. Gozzi, Joseph
   1940 Farmingdale Road
   Scotch Plains, NJ 07076

Requests 20' front variance on 56 DUTCHESS LAKE CT., for 6' x 19' addition. Tax Map # 2.-1-30.

HOLDOVERS:

1. Bene, Joseph
   10 Mount Hope Road
   Mahopac, New York 10541

Requesting width and front setbacks, width need 168' front need 189', off **TIBET DRIVE**, Town of Kent. Tax Map #30.-20-1-16.

2. Winters, David
   51 Huntington Road
   Carmel, NY 10512

Requesting renewal of accessory apartment. Tax Map #22.84-1-25

Approve October and November Minutes

SITE INSPECTIONS ARE THE SECOND SUNDAY OF THE MONTH.

The Zoning Board of Appeals will entertain any other business, which is properly presented to the Board.

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