Approved: April 18, 2016

TOWN OF KENT
ZONING BOARD OF APPEALS
March 21, 2016

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, March 21, 2016.** 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:

1. **Reinaldi Realty Investment, LLC, 7 Stable Way, Cornwall-on-Hudson, NY 12520**
Property located on Gordon Road & Pudding Street, Kent, NY ; TM: 31.17-1-9

The applicants plan on purchasing the property (9 acres) and building a retirement home. There is not enough road frontage. The lot was created a long time ago and sub-divided at that time and was legal then. Zoning requires 250' of road frontage; the applicant requested a 180' road frontage variance to build oa one-family dwelling.

Ms. Allison VonRosenvinge, a neighbor, asked to be heard and expressed some concern about where the structure was to be situated as well as the road. There was only one place where the road could be constructed, which was why the applicant was requesting a variance. The house will be built in the rear of the property. Ms. Rothman, of 421 Pudding Street, also asked where the road was going to be and the applicant showed her where the driveway was. Ms. Rothman asked if there were regulations pertaining to how close the driveway was to a property line. Mr. Walters advised her that the setbacks were:

- 50' rear, 20' from the side and 40' from the front of the property

Ms. Rothman asked if more than one home was to be constructed and was advised by Mr. Rogers that there was not enough road frontage for the property to be sub-divided and that it was not possible for more than one house to be built on the property. Another 250' would be needed to build a second driveway for a second house. The house will be approximately 150' from the street and not near the wetlands in the rear of the property. Mr. Rogers asked for a motion to grant the request for a 180' road frontage variance. The motion was made by Mr. Phillips 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.

2. **Mr. Robert Forrest, 522 Horsepound Road, Carmel, NY**
Property is located at 14 Little Fill Ct., Kent, NY; TM: 32.-1-52

The applicant requested the following variances for a second story addition:

- 46.3' rear yard
- 15.5' front yard
- 7' side yard

The applicant did not send a notice to New York City, therefore this project needed to be held over to the April 2016 meeting in order for him to do so.

3. **Louis Ferretti, 40 Ludington Court, Carmel, NY; TM: 22.-2-30**

The applicant requested a 33'8" front yard and 12'8" rear yard variance for a pre-existing shed. The shed was on the property when the applicant purchased the property and he did not know when the shed was built. There was also an unregistered car on the property, which the applicant would have removed within 30 days. Variances could not be granted when there was a violation on the property and the unregistered car was considered a violation. Mr. Rogers asked for a motion to grant the variance with the condition that the unregistered car be removed. 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	-	Abstained
Ms. Nina Gerosa	-	Aye
Mr. Bob Phillips	-	Aye

The motion carried.

4. **Approve Minutes from January ZBA Meeting**

Mr. Rogers asked for a motion to approve the minutes from the Zoning Board meeting held in January. There was no meeting in February. The motion was made by Mr. Bradley and seconded by Mr. Wetzel. 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 Ms. Gerosa and seconded by Mr. Bradley. 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.

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
AGENDA

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

1. Reinaldi Realty Investment LLC
   7 Stable way
   Cornwall-on-Hudson, NY 12520

Zoning requires 250 ft. road frontage, Requests 180 ft. road frontage variance, to build one-family dwelling. Property located on Gordon Road. Tax Map #31.17-1-9

2. Forrest, Robert
   522 Horsepound Road
   Carmel, NY 10512

Requests variance for 2nd story addition. Variance needed 46.3' rear, 15.5' front, 7' side. Property address is 14 Little Fill Ct. Tax Map #32.-1-52.

3. Ferretti, Louis
   40 Ludington Court
   Carmel, NY 10512

Requests 33'8" front variance & 12'8" rear variance for pre-existing shed. Tax Map #22.-2-30.

SITE INSPECTIONS ARE THE SECOND SUNDAY OF THE MONTH.

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