TOWN OF KENT
ZONING BOARD OF APPEALS
OCTOBER 19, 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, October 19, 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. Bob Bradley
Ms. Nina Gerosa
Mr. Bob Phillips
Mr. Bill Walters, Building Inspector

Absent: Mr. Richard Wetzel, Vice Chairman

Agenda:

HOLDOVERS:

1. **Joseph Bene, 10 Mount Hope Road, Mahopac, New York 10541; Tibet Drive, Kent; TM: 30.-20-1-16**

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

Mr. Bart Lansky represented the applicant. He informed the Zoning Board that he received the email stating that they had not heard back from the Board of Health and that he needed to submit an updated plan for this project. Mr. Lansky said that both the applicant and the engineer had been ill and had not been able to provide an updated plan. Mr. Rogers presented an easement to Mr. Lansky for his verification that it was accurate and he said he believed it to be the same easement he had seen previously. Mr. Rogers said that the Zoning Board would be ready to concluding this project if an updated plan was submitted.

2. **Christopher Suroviz, 1 Ridgeway Road, Carmel, NY 10512; TM: 33.-2-37**

Requesting permission to keep boat & trailer in approved driveway. Boat & trailer registered every 12 months. Tax Map #33.-2-37.

Mr. Rogers advised Mr. Suroviz that the Town Code as written states that he may have a boat larger than 22' on the property as long as it is on the driveway and that he does not need a variance. Mr. Rogers also said that the code needed to be modified and that the Town Board would need to address that issue. Mr. Rogers said he had discussed this matter with the Town Supervisor and Mr. Walters said that it had been discussed at a recent meeting but nothing had been done at the present time.

Mr. Bradley asked the Building Inspector why anyone felt that the applicant needed to appeal to the Zoning Board. Mr. Walters said that, due to a complaint to the Code Enforcement Officer, he referred Mr. Surovic to the ZBA.

Ms. Glynn asked to be heard and brought up the jet skis on the property. Mr. Rogers told her that the ZBA could not address her issues and that it was under the jurisdiction of the Code Enforcement Officer and he had referred it to the ZBA. He advised her to contact the Town Board about clarifying the Code. Ms. Glynn said that her need for fresh air and a healthy environment is not being taken into consideration.

3. **Joseph Hunt, 16 Marion Way, Carmel, NY 10512; TM: 44.5-1-40**

Requesting renewal of special permit for accessory apartment. Tax Map #44.5-1-40.

Mr. Walters sent a letter to the applicant stating that the safety inspection had been done and everything was in order. Mr. Rogers asked for a motion to renew the special permit for an accessory apartment. The motion was made by Mr. Bradley and seconded by Mr. Phillips. 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.

4. **Miguel Rodriguez, 614 Ludingtonville Road, Carmel, NY 10512; TM: 12.-2-24**

Requesting a 6' side variance & 22' rear variance for shed. Tax Map # 12.-2-24.

Mr. Rodriguez was in Florida and asked his neighbor, Mr. Gottfryd, to represent him. Mr. Bradley said that there were two sheds on the property and asked Mr. Walters to verify whether or not a building permit had been issued for the metal shed. Mr. Walters said that he believed that there was one issued and if not they would issue one for each of the two sheds. Mr. Rogers asked for a motion to grant a 6' side and 22' rear variance for the new shed. The motion was made by Mr. Bradley and seconded by Ms. Gerosa. 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.

5. **Approve Minutes for the September Zoning Board Meeting**

Mr. Bradley made a motion to approve the minutes from the Zoning Board meeting held in September at the October meeting. The motion was made by Mr. Bradley and seconded by Mr. Phillips. 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.

Mr. Rogers asked for a motion to close the meeting at 9:00 PM. The motion was made by Mr. Bradley and seconded by Ms. Gerosa. 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

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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, October 19, 2015** at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, NY at 7:30 p.m. to review the following applications:

1. Miguel Rodriguez
   614 Ludingtonville Road
   Carmel, NY 10512

Requesting 6' side variance & 22' rear variance for shed. Tax Map # 12.-2-24

HOLDOVERS:

1. Joseph Bene
   10 Mount Hope Road
   Mahopac, NY 10541

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

2. Christopher Suroviz
   1 Ridgeway Road
   Carmel, NY 10512

Requesting permission to keep boat & trailer in approved driveway. Boat & trailer registered every 12 months. Tax Map #33.-2-37.

3. Joseph Hunt
   16 Marion Way
   Carmel, NY 10512

Requesting renewal of special permit for accessory apartment. Tax Map #44.5-1-40.

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