

Approved: March 21, 2016

**TOWN OF KENT
ZONING BOARD OF APPEALS
JANUARY 18, 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, January 18, 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. **Petro-Roy, Ralph, 39 Crossed Birch Place, The Woodlands, TX 77381;
Property located at 150 Tiger Trail, Kent, NY; TM: 21.8-1-38**

Requested a 16.5' side variance for an 8' x 12' pre-existing shed at t50 TIGER TRAIL; Tax Map #21.8-1-38

Mr. Douglas Holly, of Holly Real Estate, represented the applicant. Mr. Bradley recused himself from this project. Mr. Holly advised the Zoning Board that the code calls for 20' and the applicant has 3.5'" and needs a 16.5' variance. Mr. Wetzel said he looked at the property and that there is a lot of stone in the rear yard and that the present location is the only practical place to locate the shed.

Mr. Rogers asked for a motion to grant a 16.5' side yard variance. Mr. Wetzel made the motion and it was seconded by Mr. Phillips. Ms. Gerosa agreed with Mr. Wetzel's observation. The roll call vote was as follows:

Mr. Bob Rogers, Chairman	-	<u>Aye</u>
Mr. Rick Wetzel, Vice Chairman	-	<u>Aye</u>
Mr. Bob Bradley	-	<u>Abstained</u>
Ms. Nina Gerosa	-	<u>Aye</u>
Mr. Bob Phillips	-	<u>Aye</u>

The motion carried.

2. **Approve December Minutes.**

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

Mr. Bob Rogers, Chairman	-	<u>Aye</u>
Mr. Rick Wetzel, Vice Chairman	-	<u>Aye</u>
Mr. Bob Bradley	-	<u>Aye</u>
Ms. Nina Gerosa	-	<u>Aye</u>
Mr. Bob Phillips	-	<u>Aye</u>

The motion carried.

Mr. Rogers asked for a motion to close the meeting at 7:50 PM. The motion was made by Mr. Rogers and seconded by Ms. Gerosa. The vote was as follows:

Mr. Bob Rogers, Chairman	-	<u>Aye</u>
Mr. Rick Wetzel, Vice Chairman	-	<u>Aye</u>
Mr. Bob Bradley	-	<u>Aye</u>
Ms. Nina Gerosa	-	<u>Aye</u>
Mr. Bob Phillips	-	<u>Aye</u>

The motion carried.

Cordially Submitted,



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, January 18th, 2016** at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, NY at 7:30 p.m. to review the following applications

3. Petro-Roy, Ralph
39 Crossed Birch Place
The Woodlands, TX 77381

Requests 16.5' side variance for an 8' x 12' shed at t50 TIGER TRAIL; Tax Map #21.8-1-38

SITE INSPECTIONS ARE THE SECOND SUNDAY OF THE MONTH.