

Approved: September 19, 2016

TOWN OF KENT
ZONING BOARD OF APPEALS
August 15, 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, August 15, 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. Bob Bradley
Ms. Nina Gerosa
Mr. Bill Walters, Building Inspector

Absent: Mr. Bob Phillips

Mr. Rogers addressed the audience about the retirement of Mr. Rick Wetzel, Vice Chairman of the Zoning Board of appeals after 24 years of service to the Board because he is relocating. Mr. Rogers said that Mr. Wetzel's input, intelligence, common sense practicality and innate fairness, which he brought to every discussion on the Board and review, will be greatly missed. Mr. Rogers also noted that between himself, Mr. Wetzel and Mr. Bradley they had 75 years of service to the Town of Kent.

HOLDOVER:

1. Lang, Jennifer, 550 West 45th Street, New York, NY 10036

The applicant's representative said Ms. Lang was requesting a 17.5 foot rear yard variance for a new screened in porch addition on property located at 15 Pioneer Lane, Gipsy Trail, Kent, NY 10512 (Tax Map #32.6-1-5).

The Gipsy Trail homeowners have written letters and the President of the HOA will be sending a letter that they have no objection to the construction of the screened porch the applicant is requesting. He advised the Board that the house is existing, non-conforming on a very small lot.

Mr. Rogers asked for a motion to grant a 17.5 foot rear yard variance to construct a new screened in porch addition at the property noted above pending the receipt of the President of the Gipsy Trail Homeowners Association. The motion was made by Mr. Bradley and seconded by Ms. Gerosa. The roll call vote was as follows:

| | | |
|--------------------------|---|---------------|
| Mr. Bob Rogers, Chairman | - | <u>Aye</u> |
| Mr. Bob Bradley | - | <u>Aye</u> |
| Ms. Nina Gerosa | - | <u>Aye</u> |
| Mr. Bob Phillips | - | <u>Absent</u> |

The motion carried.

3. Approve June ZBA meeting minutes

Mr. Rogers asked for a motion to approve the minutes from the Zoning Board meeting of June, 2016. The minutes will be reviewed and approved at the September meeting.

Mr. Rogers asked for a motion to close the meeting at 8:00 PM. The motion was made by Ms Gerosa and seconded by Mr. Bradley. The roll call vote was as follows:

| | | |
|--------------------------|---|---------------|
| Mr. Bob Rogers, Chairman | - | <u>Aye</u> |
| Mr. Bob Bradley | - | <u>Aye</u> |
| Ms. Nina Gerosa | - | <u>Aye</u> |
| Mr. Bob Phillips | - | <u>Absent</u> |

The motion carried.

Cordially Submitted,



Vera Patterson

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

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, August 15, 2016** at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, NY at 7:30 p.m. to review the following applications

HOLDOVER:

1. Lang, Jennifer
550 West 45th Street
New York, NY 10036

Requests a 16.0 ft. rear yard variance for a new screened in porch addition
Tax Map #32.6-1-5 (15 Pioneer Lane, Gipsy Trail, Kent, N 10512)

SITE INSPECTIONS ARE THE SECOND SUNDAY OF THE MONTH.

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