

**Town of Kent Zoning Board of Appeals Minutes
December 19, 2016**

Approved: January 16, 2017

**TOWN OF KENT
ZONING BOARD OF APPEALS
December 19, 2016
DRAFT**

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 19, 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. Bob Phillips
 Mr. Bill Walters, Building Inspector

HOLDOVERS:

1. **Eric Peters, 5 Princeton Road, Kent, NY 10512; TM: 22.73-1-61**

Requested a front yard variance for a shed/garage. Mr. Peters did not attend the meeting.

NEW BUSINESS:

1. **Tracey Tillery & Emil Lange, 771 Horsepound Road, Kent, NY 10512; TM: 22.-1-10**

Requested renewal for an accessory apartment on the second floor of the residence.
Tax Map # 22.-1-10.

The applicant had a death in the family and was not able to appear. Mr. Bradley said that a letter had been submitted to the Zoning Board that the renewal of the permit for an accessory apartment was approved by himself as well as the Fire Inspector. Mr. Bradley stated that it was appropriate to grant the renewal of a permit for an accessory apartment to the applicant. Mr. Rogers asked for a motion to grant the renewal of an accessory apartment permit to this applicant. 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>Aye</u>

The motion carried.

2. **Karen Ingraffea, 8 Larchmont Road, Kent, NY 10512; TM: 33.59-1-44**

Requested a 15' rear yard variance for a shed.

Mr. Patrick O'Mara represented the applicant. The code requires 20' and there was only 5' at the present time.

Mr. Bradley said that there was a wooded area where the applicant wanted to put the shed and that the applicant would not be encroaching on anyone else's property. Mr. Rogers asked for a motion to grant the 15' rear yard variance. 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>Aye</u>

The motion carried.

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Mr. Rogers asked for a motion to approve the minutes from the Zoning Board meeting of the November 21, 2016 meeting. Mr. Bradley said that according to the minutes of November he would look into the code regarding the extension of time for ZBA variances and that he would discuss the matter at the January 2017 meeting. Mr. Bradley also suggested that, for the record, the minutes should show that the requested variances for Families with Dignities and Vincent Ricotta had been withdrawn because, after meeting with the Planning Board, it was determined that the variances were not necessary because the house had been relocated. The motion was made that the minutes be approved with the changes noted 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>Aye</u>

The motion carried.

Mr. Rogers asked for a motion to close the meeting at 8:00 PM. 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>Aye</u>

The motion carried.

Cordially Submitted,



Vera Patterson

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

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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, December 19, 2016** at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, NY at 7:30 p.m. to review the following applications

HOLDOVERS:

1. Eric Peters, 5 Princeton Road, Kent, NY 10512; TM: 22.73-1-61

Requests a front yard variance for a shed/garage.

NEW BUSINESS:

1. Tracey Tillery & Emil Lange, 771 Horsepound Road, Kent, NY 10512; TM: 22.-1-10

Requests renewal for an accessory apartment on the second floor of the residence. Tax Map # 22.-1-10.

2. Karen Ingraffea, 8 Larchmont Road, Kent, NY 10512; TM: 33.59-1-44

Requests a 15' rear yard variance for a shed.

SITE INSPECTIONS ARE THE SECOND SUNDAY OF THE MONTH.

CC: Town Clerk
Planning Board
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William Walters, Building Inspector
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