

Approved: August 15, 2016

**TOWN OF KENT
ZONING BOARD OF APPEALS
June 20, 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, June 20, 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

1. Holdover: Allison Palais, 924 White Pond Colony, Carmel, NY; TM: 11.13-1-38

The applicant requested a 11.5 foot side yard property line variance for a proposed side deck. The applicant attended the workshop in June, but did not attend the meeting.

2. John Fantini, 20 Apple Tree court, Carmel, NY; TM: 44.9-2-24

The applicant requested a 20 foot rear yard variance to construct a 30'L x 22'W two car pre-fabricated steel garage in a commercial district. It will be approximately 5 feet away from the house. Mr. Wetzel asked if the garage would fit into the character of the neighborhood. Mr. Bradley pointed out that the garage would fit the commercial area, but that there are also residences situated in the commercial area, which was allowed by the Kent Town Code, and it would not fit the residential area. Messrs. Bradley and Wetzel had issues with the design of the garage and the character of the residences in the area. Ms. Gerosa stated that the area is already a mixture of commercial and residential properties and that allowing the construction of this garage won't change what already exists.

Mr. Rogers asked for a motion to grant a 20 foot rear yard variance to construct a two car garage in a commercial district. The motion was made by Ms. Gerosa and seconded by Mr. Phillips. The roll call vote was as follows:

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

The motion carried.

3. Brian Pavletich, 90 Kentview Drive, Carmel, NY; TM: 10.20-1-70

The applicant requested a 6 foot side yard variance for a 10'L x 16' W shed.

Mr. Pavletich told the ZBA that he was placing the shed in the area he selected to be close to his house because he wanted to store his snowblower and tools in it and also to use it for storage.

Mr. Rogers asked for a motion to grant a 6 foot side yard variance for a 10' x 16' shed. The motion was made by Mr. Phillips and seconded by Mr. Bradley. 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.

3. Approve May 16, 2016 ZBA meeting minutes

Mr. Rogers asked for a motion to approve the minutes from the Zoning Board meeting of May 16, 2016. The motion was made by Mr. Wetzel and seconded by Mr. Bradley. Ms. Gerosa abstained because she did not attend the May ZBA meeting. 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>Abstained</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 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.

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, June 20, 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. Allison Palais
924 White Pond Colony
Carmel, NY 10512

Requests a 11.5 ft. side property line variance for proposed side deck. Tax Map No.: 11.13-1-38

NEW BUSINESS:

2. Fantini, John
20 Apple Tree Court
Carmel, NY 10512

Requests two car garage in commercial district, needs a 20 foot rear yard variance. Tax Map #44.9-2-24.

3. Pavletich, Brian
90 Kentview Drive
Carmel, NY 10512

Requests a 6 foot side yard variance for a shed. Tax Map #10.20-1-70.

SITE INSPECTIONS ARE THE SECOND SUNDAY OF THE MONTH.

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