

Approved: June 20, 2016

TOWN OF KENT
ZONING BOARD OF APPEALS
May 16, 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, May 16, 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
Mr. Bob Phillips
Mr. Bill Walters, Building Inspector

Absent: Ms. Nina Gerosa

1. Douglas Emmeluth, 72 Geneva Drive, Carmel, NY; TM: 22.50-1-25

Requested a 14' rear variance for an existing shed.

Mr. Rogers asked for a motion to grant a 14' rear yard variance. 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>Absent</u>
Mr. Bob Phillips	-	<u>Aye</u>

The motion carried.

2. Robert Lobas, 10 Fleetwood Road, Carmel, NY; TM: 33.34-1-35

Requested a 17' rear yard variance for an existing 10' x 16' shed, which is 3' from the property line. Mr. Rogers asked for a motion to grant a 17' rear variance. The motion was made by Mr. Bradley 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>Aye</u>
Mr. Bob Bradley	-	<u>Aye</u>
Ms. Nina Gerosa	-	<u>Absent</u>
Mr. Bob Phillips	-	<u>Aye</u>

The motion carried.

3. Stephen Cafaro, 12 Placid Road, Carmel, NY; TM: 33.26-1-32

Requested a 3.1' front yard variance for a 34' x 23' garage addition. Mr. Rogers asked for a motion to grant the variance. Mr. Rogers asked for a motion to grant a 14' rear variance. The motion was made by Mr. Phillips 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>Absent</u>
Mr. Bob Phillips	-	<u>Aye</u>

The motion carried.

4. **David Moscato, 192 Dean Road, Stormville, NY; TM: 10-2-4**

Requested a 10' front yard variance for an addition. The applicant wants to extend the house 8' in both bedrooms and to add storage upstairs. The corner of his house already encroaches. Mr. Bradley asked the applicant he had Certificates of Occupancy for the buildings on the rear of the property. The applicant said the shed was pre-existing and he does not have one for the horse barn. This matter was held over until the applicant obtains a building permit for the horse barn. Mr. Bradley made a motion to grant the variance when the applicant gets a CO for the barn and it was 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>Absent</u>
Mr. Bob Phillips	-	<u>Aye</u>

The motion carried.

5. **Mark Zizolfo, 93 Salem Road, Carmel, NY; TM: 33.26-1-37**

Requested a 5' side yard variance (on Placid Road) for deck expansion. Mr. Rogers asked for a motion to grant the variance. The motion was made by Mr. Wetzel and it was seconded by Mr. Phillips. 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>Absent</u>
Mr. Bob Phillips	-	<u>Aye</u>

The motion carried.

6. **Debra Cuervo, 316 Cummings Hill Road, Milford, PA for property located on Westwood Drive, Kent, NY; TM: 19.12-1-2**

Requested an extension of a 6/4/2015 approved variance of 1.24 acres for a .76 acre lot in a 2 acre zone on Westwood Drive, Tax Map #19.12-1-20. Mr. Bradley, Associate Broker with Holly Real Estate, represented the applicant and recused himself from voting on this matter. This was originally approved in June of 2014 and extended in June of 2015 when the Board of Health gave their approval. The applicant had a buyer for the property, but the sale fell through. The new extension is for one year. Mr. Bradley confirmed that there have been no changes in the neighborhood or to the property which would preclude granting the variance.

Mr. Rogers asked for a motion to grant the extension to June 1, 2017. The motion was made by Mr. Wetzel 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>Aye</u>
Mr. Bob Bradley	-	<u>Recused</u>
Ms. Nina Gerosa	-	<u>Absent</u>
Mr. Bob Phillips	-	<u>Aye</u>

The motion carried.

Approve April 18, 2016 ZBA meeting minutes. Mr. Rogers asked for a motion to approve the minutes from the Zoning Board meeting of April 18, 2016. The motion was made by Mr. Wetzel and seconded 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>Absent</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. Rogers 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>Absent</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, May 16, 2016** at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, NY at 7:30 p.m. to review the following applications

1. Emmeluth, Douglas
72 Geneva Dr.
Carmel, NY 10512

Requesting a 14' rear variance for an existing shed. Tax Map #22.50-1-25

2. Lobas, Robert
10 Fleetwood Rd.
Carmel, NY 10512

Requesting a 17' rear variance for an existing 10' x 16' shed. Tax Map #33.34-1-35

3. Cafaro, Stephen
12 Placid Rd.
Carmel, NY 10512

Requesting a 3.1' front variance for a 34' x 23' garage addition. Tax Map # 33.26-1-32

4. Moscato, David
192 Dean Rd.
Stormville, NY 12582

Requesting a 10' front variance for an addition. Tax Map #10.-2-4

5. Zizolfo, Mark
93 Salem Rd.
Carmel, NY 10512

Requesting a 5' side variance for deck expansion. Tax Map #33.26-1-37

6. Cuervo, Debra
316 Cummings Hill Rd.
Milford, PA 18337

Requesting extension of a 6/4/2015 approved variance of 1.24 acres for a .76 acre lot in a 2 acre zone on Westwood Drive, Tax Map #19.12-1-20

7. Approve April 18, 2016 ZBA meeting minutes

SITE INSPECTIONS ARE THE SECOND SUNDAY OF THE MONTH

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