

**Town of Kent Zoning Board of Appeals Minutes
October 17, 2016**

Approved: November 21, 2016

**TOWN OF KENT
ZONING BOARD OF APPEALS
October 17, 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, October 17, 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
Ms. Nina Gerosa
Mr. Bob Phillips
Mr. Bill Walters, Building Inspector

Absent: Mr. Bob Bradley

HOLDOVERS:

1. **O'Mara Realty, 73 Fairfield Drive, Patterson, NY 12563; TM: 31.9-1-6**

Requested 1,891 square foot variance needed for 80,000 square foot zone (has 78,109) and 40' road frontage for 250' zone (has 210). Location is Lhasa Court. Tax Map # 31.9-1-6. Variances granted previously had expired and the applicant was asking that the variances be re-instated.

Mr. O'Mara, the owner of this property, attended the meeting.

Mr. Rogers said that the Zoning Board had some concerns regarding this property. In this case as well as the Peekskill Hollow Road property there was a second house shown on the drawings. Mr. O'Mara said that he thought it was allowed previously and Mr. Rogers said that this had not been allowed since 1940. Mr. O'Mara said that he would remove the second house from the plans and would be seeking a variance for the property with one house on it. Mr. Rogers asked if the applicant had Board of Health approval and Mr. O'Mara said that he expected to get it shortly.

2. **O'Mara Realty, 73 Fairfield Drive, Patterson, NY 12563; TM: 42.7-1-17**

Requested 148' road frontage in a zoned 250' road frontage, (has 102). Location is Peekskill Hollow Road. Tax Map # 42.7-1-17. The information above applied to this property as well. Both projects were held over until the November meeting.

3. **Rolando Villa, 546 North Main Street, Brewster, NY 10509; TM: 33.56-1**

Requested 6' front variance for a building overhang over the front door on a residential building in a commercial district. The location is 494 Route 52, Tax Map # 33.56-1-11. The applicant did not attend the meeting.

Mr. Walters advised the Zoning Board that there was no court held on October 12, 2016, which was when Ms. Villa was to appear before the judge. The new court date is November 2, 2016 so this matter was held over until the November Zoning Board meeting.

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4. Approve September 19, 2016 ZBA meeting minutes

Mr. Rogers asked for a motion to approve the minutes from the Zoning Board meeting of the September 19, 2016 meeting. 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. Bob Bradley	-	<u>Absent</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 8:30 PM. The motion was made by Mr. Phillips and seconded by Ms. Gerosa. The roll call vote was as follows:

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

Cordially Submitted,



Vera Patterson

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

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October 17, 2016

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, October 17, 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. Rolando Villa, 546 North Main Street, Brewster, NY 10509; TM: 33.56-1

Requested a 6' front variance for a building overhang over the front door on a residential building in a commercial district. The location is 494 Route 52, Tax Map # 33.56-1-11.

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Requested a ,891 square foot variance needed for 80,000 square foot zone (has 78,109) and 40' road frontage for 250' zone (has 210). Location is Lhasa Court. Tax Map # 31.9-1-6.

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SITE INSPECTIONS ARE THE SECOND SUNDAY OF THE MONTH.

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