

TOWN OF KENT  
ZONING BOARD OF APPEALS  
July 20, 2015

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, July 20, 2015**. 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

**Agenda:**

HOLDOVERS:

1. **Joseph Bene, 10 Mount Hope Road, Mahopac, New York 10541; Tibet Drive, Kent; TM: 30.-20-1-16**

Requesting width and front setbacks, width need 168' front need 189', off **TIBET DRIVE**, Town of Kent. Tax Map #30.-20-1-16.

There was no one present to represent the applicant. This project was held over until the August meeting.

2. **Nancy Nolan, 6 Tilly Foster Ct, Lake Carmel, NY 10512; Tax Map No.: 33.40-1-46**

This matter was resolved.

3. **Allison Palais, 924 White Pond Colony, Carmel, NY 10512; TM: 11.13-1-38**

Requested a 11.5 ft. side property line variance for proposed side deck. Tax Map No.: 11.13-1-38. Mr. Rogers said that this project was just a discussion and no longer held over.

4. **Debra Cuervo, 5 Westwood Drive, Carmel, NY 10512; TM: 19.12-1-20**

Previously requested an extension of approval for a variance of 50,000 feet, originally approved on June 16, 2014, to build a house on an R-80 zoned lot. Tax Map No: 19.12-1-20. One of the conditions of the approval was that the applicant needed to obtain Board of Health approval and they recently received that (June 4, 2015). The variance would expire after one year, therefore Mr. Rogers asked for a motion to "re-start the clock". The motion was made by Ms. Gerosa and seconded by Mr. Wetzel. The vote was as follows:

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

**TOWN OF KENT  
ZONING BOARD OF APPEALS  
August 17, 2015**

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 17, 2015**. 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

**Agenda:**

**HOLDOVERS:**

1. **Joseph Bene, 10 Mount Hope Road, Mahopac, New York 10541; Tibet Drive, Kent; TM: 30.-20-1-16**

Requesting width and front setbacks, width need 168' front need 189', off **TIBET DRIVE**, Town of Kent. Tax Map #30.-20-1-16.

There was no one present to represent the applicant. This project was held over until the August meeting.

2. **Approve Zoning Board Minutes**

The Zoning Board will be asked to approve the minutes from June and July at the August meeting.

Mr. Rogers asked for a motion to open and close the meeting at 7:45 PM, since neither Mr. Bene nor his representative attended the meeting. The motion was made by Mr. Wetzel and seconded by Mr. Bradley. The vote was as follows:

Mr. Bob Rogers, Chairman	-	<u>Aye</u>
Mr. Richard Wetzel	-	<u>Aye</u>
Mr. Bob Bradley	-	<u>Aye</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

5. Approve Zoning Board Minutes

The Zoning Board will be asked to approve the minutes from June and July at the August 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. Wetzel. The vote was as follows:

Mr. Bob Rogers, Chairman	-	<u>Aye</u>
Mr. Richard Wetzel	-	<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: Zoning Board of Appeals Board Members  
Building Inspector  
Town Clerk

**ZONING BOARD OF APPEALS**

25 Sybil's Crossing  
Kent Lakes, NY 10512

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Kent will hold a Public Hearing on **Monday, July 20, 2015** at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, NY at 7:30 p.m. to review the following applications:

**HOLDOVERS:**

1. Bene, Joseph  
10 Mount Hope Road  
Mahopac, New York 10541

Requesting width and front setbacks, width need 168' front need 189', off **TIBET DRIVE**, Town of Kent. Tax Map #30.-20-1-16.

2. Nancy Nolan  
6 Tilly Foster Ct  
Lake Carmel, NY 10512  
Tax Map No.: 33.40-1-46

Requesting variance for carport.

3. 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

4. Debra Cuervo  
5 Westwood Drive  
Carmel, NY 10512

Previously requested an extension of approval for a variance of 50,000 feet, originally approved on June 16, 2014, to build a house on an R-80 zoned lot. Tax Map No. 19.12-1-20.

-----  
**SITE INSPECTIONS ARE THE SECOND SUNDAY OF THE MONTH.**

The Zoning Board of Appeals will entertain any other business, which is properly presented to the Board.

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