

TOWN OF KENT  
ZONING BOARD OF APPEALS  
May 15, 2017

FINAL

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 15, 2017**. The meeting was called to order at **7:30 P.M** by Mr. Rogers, the ZBA Chairman. After due notice, the following members were present:

Present: Mr. Bob Rogers, Chairman  
Dan Clayton  
Ms. Nina Gerosa  
Mr. Bob Phillips  
Mr. Bill Walters, Building Inspector

Absent: Mr. Bob Bradley, Vice Chairman

HOLDOVER:

1. **Kent Investors, P. O. Box 177, Somers, NY 10589; TM: 44.6-1-7**  
**Property is located at: 301 Route 52, Kent Lakes, NY; TM: 44.6-1-7**

Requested reversal of Town of Kent Building Inspector's determination of 2/27/2017. Property is located at 301 Route 52, Kent Lakes, NY. Tax Map #44.6-1-7.

Kent Investors requested a postponement until the June meeting.

NEW BUSINESS:

1. **Wayne Tompkins, 14 Sawmill Road, Carmel, NY 10512; TM: 33.28-1-9**

Requested a 7' front yard variance for a new 20' x 24' carport. Tax Map #33.28-1-9.

Mr. Tompkins attended the meeting and said that he wants to construct a 20' x 24' carport in an area that is blacktopped at the end of his driveway and approximately 8' from Saw Mill Road.

Mr. Rogers asked for a motion to grant the variance. The motion was made by Mr. Phillips and seconded by Mr. Clayton. The roll call votes were as follows:

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

The motion carried.

2. **James Roell, 31 Meadow Court, Carmel, NY 10512; TM: 12.13-1-13**

Requested a 38' rear yard variance for a pre-existing 10' x 16' shed. Tax Map #12.13-1-13.

Mr. Roell attended the meeting and requested a 38' rear yard variance for a pre-existing shed which he got from his father in 2008 when he relocated. The shed is used for storage.

Mr. Rogers asked for a motion to grant the variance. The motion was made by Mr. Phillips and seconded by Ms. Gerosa. The roll call votes were as follows:

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

The motion carried.

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**3. Angela LaFranca, 16 Leaside Drive, Carmel, NY 10512; TM: 22.17-1-21**

Requested renewal of an accessory apartment. Tax Map #22.17-1-21.

Mr. & Mrs. LaFranca attended the meeting and asked for a renewal for a permit for an accessory apartment. The Kent Fire Inspector visited the site and found nothing to be concerned about. A mailing was not done regarding this project, as is the usual procedure, but a notice was placed in the paper so that could be waived. Original paperwork is in the Building Department.

Mr. Rogers asked for a motion to grant the variance. The motion was made by Ms. Gerosa and seconded by Mr. Phillips. The roll call votes were as follows:

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

The motion carried.

**4. Debra Cuervo, 316 Cummins Hill Road, Milford, PA 18337  
Property located on Westwood Drive, Kent, NY; TM: 19.12-1-20**

Requested an extension of a 6/4/2015 approved variance of 1.24 acres for a .76 acre lot in a 2 acre zone. The property location is: Westwood Drive, Kent, NY. Tax Map #19.12-1-20.

There was no one present to represent this applicant, therefore it was held over until the June meeting.

**5. Approve ZBA Minutes for December 2016**

Mr. Rogers asked for a motion to approve the minutes for February 2017. The motion was made by Ms. Gerosa and seconded by Mr. Phillips. The roll call votes were as follows:

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

The motion carried.

**6. Approve ZBA Minutes for February 2017**

Mr. Rogers asked for a motion to approve the minutes for February 2017. The motion was made by Ms. Gerosa and seconded by Mr. Phillips and seconded by Ms. Gerosa. The roll call votes were as follows:

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

The motion carried.

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7. Approve ZBA Minutes for March 2017

Mr. Rogers asked for a motion to approve the minutes for February 2017. The motion was made by Ms. Gerosa and seconded by Mr. Phillips and seconded by Ms. Gerosa. The roll call votes were as follows:

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

The motion carried.

8. Approve ZBA Minutes for April 2017

Mr. Rogers asked for a motion to approve the minutes for February 2017. The motion was made by Ms. Gerosa and seconded by Mr. Phillips and seconded by Ms. Gerosa. The roll call votes were as follows:

Mr. Bob Rogers, Chairman	-	<u>Aye</u>
Mr. Bob Bradley, Vice Chairman	-	<u>Absent</u>
Mr. Dan Clayton	-	<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 Ms. Gerosa and seconded by Mr. Phillips. The roll call votes were as follows:

Mr. Bob Rogers, Chairman	-	<u>Aye</u>
Mr. Bob Bradley, Vice Chairman	-	<u>Absent</u>
Mr. Dan Clayton	-	<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

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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, May 15, 2017** at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, NY at 7:30 p.m. to review the following applications:

**HOLDOVER:**

Kent Investors  
P. O. Box 177  
Somers, NY 10589

Requests reversal of Town of Kent Building Inspector's determination of 2/27/2017. Property is located at 301 Route 52, Kent Lakes, NY. Tax Map #44.6-1-7.

9. Wayne Tompkins  
14 Sawmill Road  
Carmel, NY 10512

Requests a 7' front yard variance for a neww0' x 24' carport. Tax Map #33.28-1-9

10. James Roell  
31 Meadow Court  
Carmel, NY 10512

Requests a 38' rear yard variance for a pre-existing 10' x 16' shed. Tax Map #12.13-1-13

11. Angela LaFranca  
16 Leaside Drive  
Carmel, NY 10512

Requests renewal of an accessory apartment. Tax Map #22.17-1-21

12. Debra Cuervo  
316 Cummins Hill Road  
Milford, PA 18337

Requests an extension of a 6/4/2015 approved variance of 1.24 acres for a .76 acre lot in a 2 acre zone. Property location is: Westwood Drive, Kent, NY. Tax Map #19.12-1-20.

13. Approve ZBA Minutes for December 2016  
14. Approve ZBA Minutes for February 2017  
15. Approve ZBA Minutes for March 2017  
16. Approve ZBA Minutes for April 2017

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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  
Rich Harris