

TOWN OF KENT
ZONING BOARD OF APPEALS
January 19, 2022

FINAL ADOPTED ZONING BOARD OF APPEALS MINUTES

The Zoning Board of Appeals of the Town of Kent held a Virtual Zoom/Public Hearing from their homes in Kent, New York on **Monday, January 19, 2021**. The meeting was called to order at **7:30 P.M** by Mr. Gordon Moccio, the Zoning Board of Appeals Chairman. After due notice, the following members participated:

Present:

Mr. Gordon Moccio, Chairman
Mr. Ronald Hansen, Vice Chairman
Mr. Joseph Greico
Mr. Brett Harrison
Mr. Travis Hunt
Mr. Bill Walters, Building Inspector

Mr. Moccio opened the meeting by leading everyone in reciting the Pledge of Allegiance.

NEW BUSINESS:

1. ' Elain Abraham-Rigo
90 Lakeshore Drive East
Carmel, NY 10512

Requested a permit for an existing shed located on the property. Tax Map #33.58-1-11.

Mrs. Elaine Abraham-Rigo told the Zoning Board of Appeals members that she and her husband were requesting a permit for an existing shed.

Mr. Moccio opened this project upon to the public and the Zoning Board of Appeals members and asked if anyone had any concerns or wished to discuss the matter further and there were no comments.

Mr. Moccio asked for a motion to grant the requested variance to the applicants. The motion was made by Mr. Hunt and seconded by Mr. Harrison. Following were the roll call votes:

Mr. Gordon Moccio, Chairman	-	<u>Aye</u>
Mr. Ronald Hansen, Sr., Vice Chairman	-	<u>Aye</u>
Mr. Joseph Greico	-	<u>Aye</u>
Mr. Brett Harrison	-	<u>Aye</u>
Mr. Travis Hunt	-	<u>Aye</u>

The motion carried.

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2. Ernesto Castillo
60 Chief Nimham Drive
Carmel, NY 10512

Requested a 14' variance from the property line for construction of a 10' x 12' Tuff Shed.
Tax Map #21.17-1-48.

Mr. Castillo requested a 14' variance from the property because he wants to have a 10' x 12' shed constructed on the property.

Mr. Hansen clarified that the drawing submitted indicated that the shed to be constructed was 12' and that the property line was 25'9" from the house to the property line. Mr. Castillo said that Mr. Hansen was correct. Mr. Moccio asked if anyone else wished to be heard and no one did. Mr. Moccio asked for a motion to grant this request for a variance. The motion was made by Mr. Hansen and seconded by Mr. Harrison. Following were the roll call votes:

Mr. Gordon Moccio, Chairman	-	<u>Aye</u>
Mr. Ronald Hansen, Sr., Vice Chairman	-	<u>Aye</u>
Mr. Joseph Greico	-	<u>Aye</u>
Mr. Brett Harrison	-	<u>Aye</u>
Mr. Travis Hunt	-	<u>Aye</u>

The motion carried.

3. Sheila Finneran
449 Horsepound Road
Carmel, NY 10512

Requested a variance to install a summer kitchen in the basement of an existing residence.
TM: 22.17-1-7.

Ms. Finneran asked to be heard regarding this project. Ms. Finneran said that the upstairs in her house is very hot in the summer and is cooler in the basement. Mr. Hansen said his house is also very hot upstairs in the house.

Mr. Moccio asked for a motion to approve this request for a variance. The motion was made by Mr. Hansen and seconded by Mr. Harrison. Following were the roll call votes:

Mr. Gordon Moccio, Chairman	-	<u>Aye</u>
Mr. Ronald Hansen, Sr., Vice Chairman	-	<u>Aye</u>
Mr. Joseph Greico	-	<u>Aye</u>
Mr. Brett Harrison	-	<u>Aye</u>
Mr. Travis Hunt	-	<u>Aye</u>

The motion carried.

Mr. Moccio asked if everyone had reviewed the November 2021 minutes, and if appropriate, to approve them. There was no meeting in December 2021. The motion was made by Mr. Hunt and seconded by Mr. Harrison. . Following were the roll call votes:

Mr. Gordon Moccio, Chairman	-	<u>Aye</u>
Mr. Ronald Hansen, Sr., Vice Chairman	-	<u>Aye</u>
Mr. Joseph Greico	-	<u>Aye</u>
Mr. Brett Harrison	-	<u>Aye</u>
Mr. Travis Hunt	-	<u>Aye</u>

The motion carried.

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Mr. Moccio asked for a motion to adjourn the meeting at 07:45 PM. The motion was made by Mr. Hansen and seconded by Mr. Harrison. Following were the roll call votes:

Mr. Gordon Moccio, Chairman	-	<u>Aye</u>
Mr. Ronald Hansen, Sr., Vice Chairman	-	<u>Aye</u>
Mr. Joseph Greico	-	<u>Aye</u>
Mr. Brett Harrison	-	<u>Aye</u>
Mr. Travis Hunt	-	<u>Aye</u>

The motion carried.

Cordially Submitted,



Vera Patterson

CC:

Town Clerk
Town Board
Planning Board
Zoning Board
Sheila Finneran, Building Dept. Clerk
William Walters, Building Inspector

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January 19, 2022

ZONING BOARD OF APPEALS

25 Sybil's Crossing
Kent Lakes, NY 10512
Agenda January 2022

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Kent will hold a Public Hearing on **Wednesday, January 19, 2022 at 7:30 PM** VIA ZOOM. The meeting will be televised live on the Town of Kent cable channel as well as live-streamed on YouTube. The public can participate via ZOOM. Please identify yourself when participating just as you would if you came to the microphone during a regular meeting. Thank you for your cooperation. The details are as follows:

Topic: Town of Kent, N.Y. Zoning Board of Appeals Meeting
Time: January 19, 2022 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/5877083251>

Meeting ID: 587 708 3251
One tap mobile
+19292056099,,5877083251# US (New York)

Dial by your location
+1 929 205 6099 US (New York)

Meeting ID: 587 708 3251
Find your local number: <https://us02web.zoom.us/j/kH6X5CXoW>

To view the video live on YouTube click the link below. To make a public comment, please sign in to a Gmail account on YouTube. <https://www.youtube.com/watch?v=L2mrLNH3l2Q&feature=youtu.be>

The following applications will be reviewed:

NEW BUSINESS:

4. Elain Abraham-Rigo
90 Lakeshore Drive East
Carmel, NY 10512

Requesting a permit for an existing shed located on the property. Tax Map #33.58-1-11.

5. Ernesto Castillo
60 Chief Nimham Drive
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Requesting a 14' variance from the property line for construction of a 10' x 12' Tuff Shed.
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6. Sheila Finneran
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Carmel, NY 10512

Requesting a variance to install a summer kitchen in the basement of an existing residence.
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SITE INSPECTIONS ARE CONDUCTED THE SECOND SUNDAY OF THE MONTH

CC: Town Clerk
Town Board
Zoning Board of Appeals Members
Planning Board Clerk
William Walters