

Town of Kent Zoning Board of Appeals Minutes
November 16, 2020

Approved December 21, 2020

TOWN OF KENT
ZONING BOARD OF APPEALS
November 16, 2020

FINAL ADOPTED 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, November 16, 2020**. 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 the Pledge of Allegiance.

NEW BUSINESS:

1. George Torres,
19 Princeton Rd
Carmel NY 10512

Requested a 1'10" front yard variance for a proposed (2) car garage. Tax Map #22.73-1-65.

Mr. & Mrs. Torres participated in the Zoom call. Mr. Hansen said since the garage was going to be very large he just wanted it understood and on the record that the two-car garage was only for storage and not intended to be habitable space. Mr. Torres said that the garage was not going to have a ceiling and would only have rafters for storage and said that it would never be intended to be used for anything other than storage..

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

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

The motion carried.

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2. David Winters
51 Huntington Rd
Carmel NY 10512

Requested renewal of an accessory apartment permit. Tax Map # 22.84-1-25

Mr. Winters did not participate on this call. Several attempts to contact Mr. Winters were made without success. Although everything was in order regarding this application and there was Board of Health approval, the Board felt that this should be held over until the December meeting when Mr. Winters could discuss the matter with the Board. Mr. Walters will notify Mr. Winters that this matter was held over to the December and he was expected to participate on the Zoom meeting. Details will be sent by the Zoning Board Clerk when the December Agenda is to be distributed. The motion was made by Mr. Harrison and seconded by Mr. Hunt. 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. Joseph & Barbara Hunt
16 Marion Way
Carmel NY 10512

Requested renewal of accessory an apartment permit. Tax Map # 44.5-1-40

Mrs. Hunt participated on the call and stated that she was requesting renewal of an accessory apartment.

Mr. Moccio said that he had received an updated report from the Kent Fire Inspector and he found that everything was in order. Mr. Moccio asked for a motion to grant the request to renew the permit for the accessory apartment for five years. The motion was made by Mr. Hansen and seconded by Mr. Hunt. 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.

The Zoning Board of Appeals will continue with the virtual Zoom meetings in December.

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Mr. Moccio asked if everyone had reviewed the October 2020 ZBA minutes and they all said that they had. Mr. Moccio asked for a motion to approve the Minutes for October. Mr. Hansen made the motion to approve the Minutes. The motion was made by Mr. Hansen and seconded by Mr. Hunt. 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 for a motion to adjourn the meeting at 08:00 PM. The motion was made by Mr. Hansen and seconded by Mr. Hunt. 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
 Planning Board
 Town Board
 Zoning Board
 Emily Cole, Building Dept. Clerk
 William Walters, Building Inspector

**Town of Kent Zoning Board of Appeals Minutes
November 16, 2020**

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 November 16th, 2020**

THIS MEETING WILL BE CONDUCTED VIRTUALLY The Town of Kent will be holding its regularly scheduled Zoning Board meeting on Monday November 16th, 2020 at 7:30 p.m. 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.

Topic: Town of Kent, N.Y. ZBA Meeting November 16th 2020
Time: November 16th 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=L2mrLNH3I2Q&feature=youtu.be>

AGENDA

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SITE INSPECTIONS ARE CONDUCTED THE SECOND SUNDAY OF THE MONTH

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