

Approved: November 15, 2022

**TOWN OF KENT
ZONING BOARD OF APPEALS
October 18, 2021
DRAFT MINUTES**

The Zoning Board of Appeals of the Town of Kent held their October 18, 2021 meeting in the Kent Town Hall. The meeting was called to order at 7:30 P.M by Mr. Gordon Moccio. After due notice, the following members were in attendance:

Present:

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

Absent:

Mr. Travis Hunt

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

HOLDOVER:

1. Jo-Ann Vaughan
20 Marion Way
Carmel, NY 10512

Requested a 12.5 ft. side yard variance for an attached 2 car garage with a office in the rear and a master bedroom above it. Tax Map #44.5-1-38.

Mr. Moccio stated that this matter was in the process of being withdrawn by the applicant and won't be discussed again by the Zoning Board of Appeals.

NEW BUSINESS:

1. Roland and Suzanne Benson
10 Elmsford Road
Kent, NY 10512

Requested a 13.2 ft. rear and a 5 ft. side yard variance to replace a 12' x 14' metal storage shed with a 10' x 16' storage shed made with LP smartside pre-fabricated shed. Tas Map #33.43-1-31.

Mr. & Mrs. Benson attended the meeting and advised the Zoning Board that they were requesting a 13.2' rear yard and a 5' side yard variance to remove a 12' x 14' metal storage and replace it with a 10' x 16. LP smartside pre-fabricated storage shed. Mrs. Benson submitted the green/return receipt cards for the file.

Mr. Moccio stated that this matter had been reviewed and that he had no issues with the request for a variance and asked if anyone on the Board had any questions or comments. Noone did. Mr. Moccio asked for a motion to grant the variances noted above. The motion was made by Mr. Greico and seconded by Mr. Hansen. Following were the roll call votes:

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

The motion carried.

2. Sheldon Heath
74 Cottage Road
Carmel, NY 10512

Requested a 17 ft. rear yard variance for a wooden 10' x 16' shed on an existing concrete patio pad. Tax Map #33.43.1-13.

Mr. and Mrs. Heath attended the meeting and said that they also were requesting a variance to replace an existing shed on the property with a new A-frame shed.

Mr. Moccio said that the material submitted for this variance had been reviewed and that he had no concerns about this variance. Mr. Moccio asked for a motion to grant the 17' rear yard variance. The motion was made by Mr. Harrison and seconded by Mr. Greico. Following were the roll call votes:

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>Absent</u>

The motion carried.

Mr. Moccio asked for a motion to approve the minutes from the July 2021 Zoning Board of Appeals meeting. The motion was made by Mr. Harrison and seconded by Mr. Hansen. Following were the roll call votes:

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>Absent</u>

The motion carried.

Mr. Moccio asked for a motion to approve the minutes from the September 2021 Zoning Board of Appeals meeting. The motion was made by Mr. Harrison and seconded by Mr. Greico. Following were the roll call votes:

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>Absent</u>

The motion carried.

Mr. Moccio asked for a motion to approve processing a voucher from Euro Video in the amount of \$210.00 for videotaping services in August 2021. The motion was made by Mr. Greico and seconded by Mr. Hansen. Following were the roll call votes:

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>Absent</u>

The motion carried.

Mr. Moccio asked for a motion to close the September meeting at 7:45 PM. The motion was made by Mr. Harrison and seconded by Mr. Hansen. Following were the roll call votes:

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

The motion carried.

Cordially Submitted,



Vera Patterson

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

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 18, 2021** at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, NY at **7:30 PM** to review the following applications.

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Carmel, NY 10512

Requests a 12.5 ft. side yard variance for an attached 2 car garage with an office in the rear and a master bedroom above. Tax Map # 44.5-1-38.

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Requests a 17' rear yard variance for a wooden 10' x 16' shed on an existing concrete patio pad. Tax Map #33.43-1-13.

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