

Approved: October 18, 2021

**TOWN OF KENT
ZONING BOARD OF APPEALS
September 20, 2021
FINAL ADOPTED MINUTES**

The Zoning Board of Appeals of the Town of Kent held their September 20, 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 attended the meeting:

Present:

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

Absent:

Mr. Ronald Hansen, Vice Chairman
Mr. Travis Hunt

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

HOLDOVER:

1. Olga Colon, 24 Brewster Drive, Carmel, NY 10512; TM: 33.58-2-17

Requested a variance for renewal of a Special Use Permit for an accessory apartment.
Tax Map # 33.58-2-17.

Ms. Colon attended the meeting and said that she was requesting renewal of a Special Use Permit for an accessory apartment.

Mr. Moccio said he had no issues which would prevent him from granting the request for renewal of the Special Use Permit and asked if anyone in the audience or on the Board had anything to say and no one did. Mr. Moccio asked for a motion to renew the Special Use Permit for this property. 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>Absent</u>
Mr. Joseph Greico	-	<u>Aye</u>
Mr. Brett Harrison	-	<u>Aye</u>
Mr. Travis Hunt	-	<u>Absent</u>

The motion carried.

NEW BUSINESS:

1. Rae Zimmerman, 22 Barrett Circle, Ct., Carmel, NY 10512; TM: 42.12-1-18

Requested an 18.5 ft side yard variance for renovation of an existing garage for studio/office.
Tax Map #42.12-1-18.

Ms. Zimmerman attended the meeting along with an architect, who spoke at the meeting. The applicant requested an 18.5' side yard variance for renovation of an existing garage for a studio/office. Tax Map 42.12-1-18.

Mr. Moccio said that the members of the ZBA Board visited the site. Mr. Moccio said he had no objection to granting the 18.5' side yard variance and asked the other Board members if they had any concerns and they did not. Mr. Moccio asked for a motion to grant the 18.5' side yard variance. The motion was made by Mr. Greico and seconded by Mr. Harrison. Following were the roll call votes:

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

The motion carried.

2. Mark Haimson, 37 Sterling Rd., Kent Lakes, NY 10512; TM: 10.20-1-63

Requested a 6 ft. side yard & a 9 ft. rear yard variance for an 8' x 12' shed.
Tax Map # 10.20-1-63.

Mr. Moccio said that there were no concerns pertaining to this request for a variance. Mr. Moccio asked for a motion to grant the 6' side and 9' rear yard variance for an 8' x 12' shed. Following were the roll call votes:

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

The motion carried.

3. Frank Claudio, 63 Leaside Dr., Carmel, NY 10512; TM: 22.18-1-24

Requested a 14 ft. side yard variance for an attached 2-car garage with a master bedroom above the garage. Tax Map # 22.18-1-24.

Mr. Moccio said that he had no objection to granting the requested variance and asked the other Board Members if they agreed and they did. Mr. Moccio asked for a motion to grant the 14' side yard variance. The motion was made by Mr. Greico and seconded by Mr. Harrison. Following were the roll call votes:

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

The motion carried.

4. Jo-Ann Vaughan, 20 Marion Way, Carmel, NY 10512; TM: 44.5-1-38

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

This matter was held over, at the request of Mr. Greenberg, to be continued on October 18, 2021, which is the next Zoning Board meeting.

Mr. Moccio asked for a motion to close the September meeting at 7:45 PM. The motion was made by Mr. Greico and seconded by Mr. Harrison.

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, September 20, 2021** at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, NY at **7:30 PM** to review the following applications.

1. Olga Colon
24 Brewster Drive
Carmel, NY 10512

Requests a variance for renewal of a Special Use Permit for an Accessory Apartment. Tax Map # 33.58-2-17.

2. Rae Zimmerman
27 Barrett Circle Ct.
Carmel, NY 10512

Requests a 18.5 ft. side yard variance for renovation of an existing garage for studio/office.
Tax Map #42.12-1-18.

3. Mark Haimson
37 Sterling Rd.
Kent Lakes, NY 10512

Requests a 6 ft. side yard & 9 ft. rear yard variance for an 8' x 12' shed. Tax Map # 10.20-1-63.

4. Frank Claudio
63 Leaside Dr.
Carmel, NY 10512

Requests a 14 ft. side yard variance for an attached 2 car garage with a master bedroom.
Tax Map # 22.18-1-24.

5. Jo-Ann Vaughan
20 Marion Way
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.

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