

Approved: _____

**TOWN OF KENT
ZONING BOARD OF APPEALS
FINAL ADOPTED MINUTES
OCTOBER 17, 2022**

The Zoning Board of Appeals of the Town of Kent held their October 17, 2022 meeting at the Kent Town Hall. Mr. Gordon Moccio called the meeting to order at 7:30 P.M.

Present:

Mr. Gordon Moccio, Chairman
Mr. Ronald Hansen, Vice Chairman
Mr. Joseph Greico
Mr. Brett Harrison
Mr. Travis Hunt
Mr. Robert Ulich, Alternate ZBA Member
Mr. Andrew Wells, Alternate ZBA Member

Absent:

Mr. Bill Walters, Building Inspector

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

The Town Board passed a Resolution on October 4, 2022 accepting the recommendation of the Zoning Board of Appeals to appoint Messrs Ulich and Wells as Alternate members of the Zoning Board of Appeals. Their terms of service will expire on December 31, 2023.

1. Edward & Christine Coyle
36 Woodland Dr.
Carmel, NY 10512

ZBA-22-26_Requested a 16' Rear variance and a 1'Side lot property line variance for a 10'x 12' Shed;
Tax Map # 33.34-2-23

Mr. Coyle attended the meeting and said that he needed a variance because he believed that his shed encroached on a neighbor's property

Mr. Hansen advised Mr. Coyle that the shed did not encroach on the neighbor's property and that the reason for the variance was because the location of the shed did not meet the setback requirements.

Mr. Moccio asked if anyone else wished to be heard and no one did. Mr. Moccio said that the Board members had no objections to granting the requested variance and asked for a motion to approve the variance. The motion was made by Mr. Harrison and seconded by Mr. Hansen. Following were the roll call votes:

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

The motion carried.

2. Mark & Elizabeth Haimson
37 Sterling Rd.
Carmel, NY 10512

ZBA 22-27_ Requested a variance for an increase of existing fence height to 7 ft. 1” with lattice panels on tax Map# 10.20-1-63

Mr. Haimson attended the meeting and explained that he has an existing six foot fence, but that he wants to replace the existing fence with a lattice fence, which will be 13 inches higher.

Mr. Moccio asked if anyone in the audience or on the Board wished to be heard and no one wished to speak. Mr. Moccio asked for a motion to grant the variance. The motion was made by Mr. Hansen and seconded by Mr. Harrison. Following were the roll call votes:

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

The motion carried.

3. Wayne Morabito
23 Robin Dr.
Kent, NY 10512

ZBA 22-28_ Requested a 40 ft. Rear Variance & a 10 ft. Side Variance for a 15x 20 shed.
Tax Map# 33.17-1-8

Mr. Morabito attended the meeting and advised the members of the ZBA that he wanted to have a shed installed on his property to the rear of his property away from his deck, which will be 10’ off both adjoining property lines and will be buffered by woods. His neighbor viewed his property and has no objections regarding the location of the proposed shed. Mr. Hansen said that the shed should be 50’ from the rear property line and 20’ from the side property line. Mr. Hansen said that the applicant has 10’ in the rear and 10’ on the side, so the requested variance brings his property into compliance with the Town Code.

Mr. Moccio asked for any comments and there were none from the audience or the Board. Mr. Moccio asked for a motion to approve the variance. The motion was made by Mr. Hansen and seconded by Mr. Harrison. Following were the roll call votes:

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

The motion carried.

Mr. Moccio noted that the Board had received the draft of the Minutes from the September 2022 meeting and asked if everyone had read them. Everyone said they had read them and Mr. Moccio asked for a motion to accept them. The motion was made by Mr. Harrison and seconded by Mr. Grieco. . Following were the roll call votes:

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

The motion carried.

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

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

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
October 17, 2022

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Kent will hold a Public Hearing on **Monday, October 17th, 2022** at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, NY at 7:30 p.m. to review the following applications

1. Edward & Christine Coyle
36 Woodland Dr.
Carmel, NY 10512

ZBA-22-26_ Requests property line variance for a 10'x 12' Shed; 16' Rear variance and 1 ft. Side lot line, on property line, Tax Map # 33.34-2-23

2. Mark & Elisabeth Haimson
37 Sterling Rd.
Carmel NY 10512

ZBA-22-27_ Request a variance for an increase of existing fence height to 7 ft. 1" with lattice panels on tax Map# 10.20-1-63

3. Wayne Morabito
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Kent NY 10512

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The Zoning Board of Appeals will entertain any other business, which is properly presented to the Board.

SITE INSPECTIONS ARE THE SECOND SUNDAY OF THE MONTH BETWEEN 9 AND 10:00 AM

CC: Town Clerk
Town Board
Zoning Board of Appeals Members
Planning Board Clerk
Wm. Walters, Building Inspector
Sheila Finneran, Bldg. Dept. Clerk