

Approved: November 16, 2020

TOWN OF KENT
ZONING BOARD OF APPEALS
OCTOBER 19, 2020
FINAL ADOPTED MINUTES

Due to the Corona virus the Zoning Board of Appeals held their October 19, 2020 meeting via Zoom.

Following the Pledge of Allegiance, the meeting was called to order at 7:30 PM by Mr. Gordon Moccio, Chairman of the Town of Kent Zoning Board of Appeals.

The following Zoning Board of Appeals members participated from their respective homes:

Zoning Board of Appeals:

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

- Mr. Walters advised the Board that, due to the Corona virus the Building Department have put the applications on the website as a pdf form so residents don't have to come in to the Building Department. Mr. Walters also asked Mr. Moccio if he would make comments on the applications advising the applicants to contact the Building Department to obtain their permits going forward so it is on the record and Mr. Moccio said that he would do that.
- Mr. Moccio asked for a motion to approve the Zoning Board of Appeals from July through September 2020. The motion was made by Mr. Hansen and seconded by Mr. Harrison . Following were the roll call votes.

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

The motion carried.

- Sean Hecker, 30 Pioneer Rd., Carmel, NY 10512; TM: 32.6-1-16

Requested 13.5 square feet for an addition to a pre-existing non-conforming lot.
Tax Map #32.-6-16

Ms. Anne Manning represented the applicant.

Mr. Moccio said that a site visit had been conducted by the ZBA members and that they had no concerns pertaining to granting this variance.

Mr. Moccio asked for a motion to grant this 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>
Ron Hansen, Vice Chairman	<u>Aye</u>
Joseph Greico	<u>Aye</u>
Brett Harrison	<u>Aye</u>
Travis Hunt	<u>Aye</u>

The motion carried.

• **Brandon Gray Devitt, 830 Route 52, Carmel, NY 10512; TM: 22.56-1-11**

Requested a 10’ rear property line variance for a proposed 12’ x 20’ shed.
Tax Map # 22.56-1-11

Mr. Devitt explained why he was requesting this variance.

Mr. Moccio stated that the ZBA members had visited the site and found everything in order.

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

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

The motion carried.

• **Ann & Mark Rutledge, 51 Chief Nimham Road, Carmel, NY 10512; TM: 21.13-1-52**

Requested a 15’ side property line variance for an existing 8’ x 16’ shed.
Tax Map # 21.13-1-52

Mr. & Mrs. Rutledge participated on the zoom call requesting this variance.

Mr. Hansen asked the applicants why they were requesting a variance at this time. Mr. & Mrs. Rutledge stated that they have retired and may sell this property at a later date.

Mr. Moccio stated that the ZBA members had visited the site and found everything in order.

Mr. Moccio asked for a motion to grant this variance. The motion was made by Mr. Greico and seconded by Mr. Hansen. Following were the roll call votes.

Gordon Moccio, Chairman	<u>Aye</u>
Ron Hansen, Vice Chairman	<u>Aye</u>
Joseph Greico	<u>Aye</u>
Brett Harrison	<u>Aye</u>

The motion carried.

- **Jenifer Lang, 15 Pioneer Road, Carmel, NY 10512; TM: 32.6-1-5**

Requested a 40’ rear variance for a 14’ x 24’ garage on a pre-existing non-conforming lot.
TM # 32.6-1-5

Ms. Lang spoke to the ZBA members and explained why she needed this variance.

Mr. Moccio said that a site visit had been conducted and that the Board Members did not find anything that would cause them to deny granting this variance.

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

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

The motion carried.

- **Frank Rotovik, 108 East Lakeshore Drive, Carmel, NY 10512; TM: 33.58-1-7**

Requesting a 15’ rear and a 8’ side setback for two pre-existing sheds.
Tax Map # 33.58-1-7.

Mr. Rotovik participated on the zoom call and advised the ZBA why he requested this variance.

Mr. Moccio said that a site visit had been conducted and that the Board Members did not find anything that would cause them to deny granting this variance.

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

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

The motion carried.

- Raul Quintero, 45 Rosedale Road, Carmel, NY 10512; TM: 33.50-1-25

Requesting a 4'5" side setback for a 13' x 38' carport.
Tax Map # 33.50-1-25

Mr. Quintero explained his plans to construct a carport on his property.

Mr. Harrison expressed some concern regarding run-off between this property and a neighbor's property.

Mr. Moccio said that a site visit had been conducted and that the Board Members felt it was appropriate to grant this variance.

Mr. Moccio asked for a motion to grant this variance. The motion was made by Mr. Hunt and seconded by Mr. Greico. Following were the roll call votes.

Gordon Moccio, Chairman	<u>Aye</u>
Ron 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 sked for a motion to close the October 19, 2020 meeting at 8:00 PM. The motion was made by Mr. Hansen and seconded by Mr. Harrison. The roll call votes were as follows:

Following were the roll call votes.

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

The motion carried.

Respectfully Submitted,



Vera Patterson
Planning Board Secretary

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

ZONING BOARD OF APPEALS

25 Sybil's Crossing
Kent, NY 10512

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Kent will hold a Public Hearing on **Monday, October 19, 2020** at the Kent Town Hall , 25 Sybil's Crossing, 13,5 Kent Lakes, NY 10512 at 7:30 P.M. to review the following applications.

1. Sean Hecker
30 Pioneer Rd.
Carmel, NY 10512

Requests 13.5 square feet an addition to a pre-existing non-conforming lot. Tax Map #32.6-1-16

2. Brandon Gray Devitt
830 Route 52
Carmel, NY 10512

Requests 10' rear property line variance for a proposed 12' x 20' shed. Tax Map # 22.56-1-11

3. Ann & Mark Rutledge
51 Chief Nimham Rd.
Carmel, NY 10512

Requests a 15' side property line variance for a proposed 8' x 16' shed, Tax Map # 21.13-1-52

4. Jenifer Lang
15 Pioneer Rd.
Carmel, NY 10512

Requesting a 40' rear variance for a 14' x 24' garage on a pre-existing non-conforming lot. Tax Map # 32.6-1-5.

5. Frank Rotovik
108 East Lakeshore Dr.
Carmel, NY 10512

Requesting a 15' rear and a 8' side setback for two pre-existing sheds. Tax Map # 33.58-1-7.

6. Raul Quintero
45 Rosedale Rd.
Carmel, NY 10512

Requesting a 4'5" side setback for a 13' x 38' carport. Tax Map # 33.50-1-25

Town of Kent, N.Y. is inviting you to a scheduled Zoom meeting.

Topic: Town of Kent, N.Y. ZBA Meeting October 19, 2020
Time: October 19, 2020 at 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
+1 929 205 6099 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>

SITE INSPECTIONS ARE HELD THE SECOND SUNDAY OF THE MONTH

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