

**TOWN OF KENT
ZONING BOARD OF APPEALS
June 18, 2018**

The Zoning Board of Appeals of the Town of Kent held a Public Hearing at the Kent Town Hall, 25 Sybil’s Crossing, Kent Lakes, New York on **Monday, June 18, 2018**. The meeting was called to order at **7:30 P.M** by Mr. Ronald Hansen, the ZBA Vice Chairman. After due notice, the following members were present:

Present:

- Mr. Ronald Hansen, Vice Chairman
- Mr. Brett Harrison
- Ms. Jennifer Martinez

Absent:

- Mr. Gordon Moccio, Chairman
- Mr. Bill Walters, Building Inspector

Mr. Hansen opened the meeting by leading the Pledge of Allegiance..

HOLDOVERS:

1. **John Ryder, 109 E. 36th St., Ste. 4, New York, NY;
Property located on Waywayanda Rd., Kent, NY 10512; TM: 41.-1-8**

Requested a variance to utilize a small 25 foot camping trailer to be used during the construction of a new home on Waywanda Road to construct a new home to house workers. Tax Map #41.-1-8.

There was no one at the meeting to represent the applicant. Mr. Hansen confirmed that the applicant will be sending a letter withdrawing his request for a variance. This project was again held over until the July meeting.

NEW BUSINESS:

1. **Carol O’Hara, 38 Worthington Dr., Carmel, NY 10512; TM: 33.32-1-52**

Requested a 10’ front variance for an existing 6’ x 8’ deck. Tax Map #33.32-1-51.

Mrs. O’Hara said that her existing deck is too close to the road and that she was requesting a variance. One of notices was returned. The green cards were submitted to the ZBA.

Mr. Hansen said that the deck had been inspected and asked for a motion to grant the variance. Ms. Martinez seconded the motion. Following is the roll call vote:

Mr. Gordon Moccio, Chairman	-	<u>Absent</u>
Mr. Ronald Hansen, Sr., Vice Chairman	-	<u>Aye</u>
Mr. Harrison	-	<u>Aye</u>
Ms. Martinez	-	<u>Aye</u>

The motion carried.

**Town of Kent Zoning Board of Appeals Minutes
June 18, 2018**

2. **Owen Deneny, 47 Sabrina Ct., Holmes, NY 12531; TM: 12.-2-48**

Requested a 10' side variance for a proposed 28' x 35' garage. Tax Map #12.-2-48

Mr. Deneny informed the ZBA that he needed a 10' side variance for a proposed two car garage. The garage will be at the end of his driveway 28' across the front and 35' deep to allow for a tool area. Mr. Hansen asked how the slope will be addressed. Mr. Deneny said they will try to build the slope up and to have a restraining wall put in to prevent any runoff. Mr. Harrison asked if there would be any encroachment onto the neighbor's property during or after construction and Mr. Deneny said that there would not be any encroachment onto the neighbor's property and that they had no objection. Mr. Deneny said that the garage would match the residence to appear as if it had always been there. Mr. Deneny said that there would not be any living space in the garage. Ms. Martinez asked how long construction would be and Mr. Deneny said he was told that it would be 6-8 weeks to have the garage built and the neighbors had been informed.

Mr. Hansen asked for a motion to grant the variance and the motion was seconded by Mr. Harrison. The roll call votes were as follows:

Mr. Gordon Moccio, Chairman	-	<u>Absent</u>
Mr. Ronald Hansen, Sr., Vice Chairman	-	<u>Aye</u>
Mr. Harrison	-	<u>Aye</u>
Ms. Martinez	-	<u>Aye</u>

The motion carried.

3. **Thomas Motta, 23 Fairfield Rd., Carmel, NY 10512; TM 33.66-1-17**

Requested a 4' side variance for a proposed second floor addition.
Tax Map # 33.66-1-17.

Mr. Basharat, architect for the owner of the property, and Mr. Motta attended the meeting. The three bedrooms on the first floor would be moved to the second floor addition when it was completed. The footprint of the house would not be changed. Mr. Basharat said that the house was 4' from the property line and they were altering a pre-existing, non-conforming lot. Mr. Hansen asked how much higher the addition would be and Mr. Basharat said the height would be increased by 8'. Mr. Hansen said that the site had been inspected and asked the other members if they had any comments. Mr. Harrison had a question about an existing dormer on the house. Mr. Basharat said there would be an attic and the dormer was existing and being moved to the side. Ms. Martinez asked if there would be any changes to the septic system and Mr. Basharat said that there would not be any changes to it. Ms. Martinez said that she had reservations because there were three notices from neighbors not returned. Mr. Basharat said that one house was vacant and that the owner had discussed this matter with the neighbors and that they had no objections. The addition would also fit into the neighborhood and blend in with the other residences. Mr. Basharat reiterated that the requested variance met all the requirements for one. Mr. Basharat said that he also had placed a sign on the house that it was before the ZBA.

**Town of Kent Zoning Board of Appeals Minutes
June 18, 2018**

Mr. Hansen asked for a motion to grant the variance and the motion was seconded by Mr. Harrison. The roll call votes were as follows:

Mr. Gordon Moccio, Chairman	-	Absent
Mr. Ronald Hansen, Sr., Vice Chairman	-	Aye
Mr. Harrison	-	Aye
Ms. Martinez	-	Aye

The motion carried.

4. **Approval of the May ZBA Minutes**

Mr. Hansen asked for a motion to approve the May ZBA minutes.

The motion was made by Mr. Hansen seconded by Mr. Harrison. The roll call votes were as follows:

Mr. Gordon Moccio, Chairman	-	Absent
Mr. Ronald Hansen, Sr., Vice Chairman	-	Aye
Mr. Harrison	-	Aye
Ms. Martinez	-	Aye

The motion carried.

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

Mr. Gordon Moccio, Chairman	-	Absent
Mr. Ronald Hansen, Sr., Vice Chairman	-	Aye
Mr. Brett Harrison	-	Aye
Ms. Martinez	-	Aye

The motion carried.

Cordially Submitted,



Vera Patterson

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

**Town of Kent Zoning Board of Appeals Minutes
June 18, 2018**

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, June 19, 2018** at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, NY at 7:30 p.m. to review the following applications.

HOLDOVERS

1. John Ryder
109 East 36th St. Suite 4
New York, NY 10016

Requests a variance to utilize a small 25 foot camping trailer through the construction of new home to house workers. Waywayanda Road. Tax Map # 41.-1-8.

NEW BUSINESS:

1. Carol O'Hara
38 Worthington Dr
Carmel, NY 10512

Requesting a 10' front variance for existing 6' x 8' deck. Tax map # 33.32-1-52.

2. Owen Deneny
47 Sabrina Ct.
Holmes, NY 12531
Requests a 10' side variance for proposed 28' x 35' garage. Tax Map # 12.-2-48.

3. Thomas Motta
23 Fairfield Rd.
Carmel, NY 10512
Requests 4' side variance for proposed second floor addition. Tax Map # 33.66-1-17

SITE INSPECTIONS ARE THE SECOND SUNDAY OF THE MONTH.

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