

TOWN OF KENT
ZONING BOARD OF APPEALS
May 21, 2018

FINAL MINUTES

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, May 21, 2018**. The meeting was called to order at **7:30 P.M** by Mr. Gordon Moccio, the ZBA Chairman. After due notice, the following members were present:

Present:

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

Absent:

- Ms. Jennifer Martinez

Mr. Moccio 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

There was no one at the meeting to represent the applicant. Mr. Walters said he had been advised the Zoning Board that the applicant would be withdrawing his application, but due to the tornado the past week, he had not heard anything further regarding this matter. Mr. Walters suggested this project be held over until the June meeting and Mr. Moccio agreed to do so.

NEW BUSINESS:

1. Joseph Mastrangelo, 282 Richardsville Rd., Carmel, NY 10512; TM: 31.5-1-21

Requesting a 15' front variance for a proposed 24' x 24' garage. Tax map # 31.5-1-21

Mr. Mastrangelo submitted the green cards for this application to Mr. Hansen. Mr. Mastrangelo asked for a variance to allow him to have a garage built. Mr. Moccio said the Board needed clarification of the 25' measurement he noted on his drawing. He said he measured from the street in and needed 25' up to where the garage was to be built. He said he misunderstood the date the ZBA was to have done their site inspection and was not prepared for it and apologized for not having the property staked. The 25' was situated from inside of the stone wall by the gate and from the middle of the road. Mr. Fred Adams was going to do the excavation and assisted Mr. Mastrangelo in preparing the drawing. Mr. Moccio asked if anyone in the audience wished to be heard and no one did.

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

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

The motion carried.

2. **Joseph Colella, 247 Ressique St., Stormville, NY;**
for property located at 58 Vernon Dr., Kent, NY; TM: 22.84-1-30

Requesting a 6'2" side yard & a 13' rear yard variance for a pre-existing 10' x 10' shed. 58 Vernon Drive. Tax Map # 22.84-1-30

Mr. Colella requested a variance for a pre-existing shed. Mr. Hansen said that the shed was in good condition, on a platform and the location was acceptable to the Zoning Board. The Zoning Board said they had no issues.

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

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

The motion carried.

2. **Roger Sun, 1601 Briar Woods Lane, Danbury, CT;**
Property located at 3 Westwood Dr., Kent, NY; TM: 19.12-1-20

Requesting an extension of a 6/4/2015 approved variance of 1.24 acres for a .76 acre lot, in a 2 acre zone. 3 Westwood Drive. Tax Map # 19.12-1-20

Mr. Bradley, a realtor with Holly Realty, accompanied Mr. Sun and said Mr. Sun had recently purchased this property and that variances were granted in June of 2014, 2015, 2016, 2017 and they were again requesting one at this time. The Board of Health approvals have been in affect and will expire in June of 2019.

Mr. Hansen asked if the applicant intended to build on the property and he said that he did plan on doing so as soon as possible.

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

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

The motion carried.

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4. Approval of the February and April ZBA Minutes

Mr. Moccio said that there was one correction to the April Minutes and that Mr. Hansen had abstained in the matter of the Tiersch property and should be noted on the minutes. Other than that correction the minutes were approved.

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

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

The motion carried.

Mr. Moccio asked for a motion to close the meeting at 8:15 PM. The motion was made by Mr. Hansen and seconded by Mr. Moccio. The roll call votes were as follows:

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

The motion carried.

Cordially Submitted,



Vera Patterson

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

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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 May 21, 2018 at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, NY at 7:30 p.m. to review the following applications.

1. Joseph Mastrangelo
282 Richardsville Rd
Carmel NY 10512

Requesting 15' front variance for proposed 24' x 24' garage. Tax map # 31.5-1-21

2. Joseph Colella
247 Ressique St
Stormville NY 12582

Requests a 6'2" side & 13' rear variance for a pre-existing 10' x 10' shed. 58 Vernon Drive. Tax Map # 22.84-1-30

3. Roger Sun
1601 Briar Woods Lane
Danbury CT 06810

Requests extension of 6/4/2015 approved variance of 1.24 acres for a .76 acre lot, in a 2 acre zone. 3 Westwood Drive. Tax Map # 19.12-1-20

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

SITE INSPECTIONS ARE THE SECOND SUNDAY OF THE MONTH.

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