

December 18, 2023

Approved: February 26, 2024

**TOWN OF KENT  
ZONING BOARD OF APPEALS  
FINAL ADOPTED MINUTES  
DECEMBER 18, 2023**

The Zoning Board of Appeals of the Town of Kent held their December 18, **2023** meeting at the Kent Town Hall. Mr. Gordon Moccio called the meeting to order at 7:30 P.M. Mr. Moccio asked that the audience and ZBA join him in reciting the Pledge of Allegiance. Mr. Moccio asked that applicants come forward to the podium, sign the sheet provided for guests' signature and submit the green postal cards to the ZBA Chairman when their names were called.

**Present:**

Gordon Moccio, Chairman  
Joseph Greico  
Robert Ulich  
Andrew Wells  
Bill Walters, Building Inspector

**Absent:**

Travis Hunt

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals reviewed the following applications at the December 18, 2023 meeting:

1. Andrew & Lauren DiSanza  
381 Ludingtonville Road  
Holmes, NY 12531

ZBA-23-028 Variance for a shed. Seven foot from property side and nine foot from property rear.  
Tax Map 12-3-64

Mr. & Mrs. DiSanza attended the meeting and explained that there was a pre-existing shed on their property which they want to make legal.

Mr. Moccio asked what the purpose of the shed was and Mr. DiSanza replied that it was used for storage.

Mr. Moccio asked if anyone had any comments and there were none.

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Mr. Moccio asked for a motion to grant the requested variance. The motion was made by Mr. Wells and seconded by Mr. Ulich. Following were the roll call votes:

Gordon Moccio, Chairman	<u>Aye</u>
Joseph Greico	<u>Aye</u>
Travis Hunt	<u>Absent</u>
Robert Ulich,	<u>Aye</u>
Andrew Wells	<u>Aye</u>

The motion carried.

2. Tracy Tillary  
771 Horsepound Road  
Carmel, NY 10512

ZBA-23-029 Renewal of accessory apartment, Permit # SUP-17-001  
Tax Map 22.-1-10

Ms. Tillary advised the Board that she wanted to renew a permit for her Special Use Accessory Apartment.

Mr. Moccio said that he had a letter from the Building Inspector stating that he had conducted an inspection at this location and he had the following comments:

- All smoke detectors were found to be operating normally;
- Portable fire extinguishers were in good condition and fully charged;
- All exits were found to be clear and un-restricted;
- And there were no oil leaks in the heating system.

Mr. Moccio asked if anyone wished to be heard and no one did.

Mr. Moccio asked for a motion to renew this permit. The motion was made by Mr. Wells and seconded by Mr. Ulich. Following were the roll call votes:

Gordon Moccio, Chairman	<u>Aye</u>
Joseph Greico	<u>Aye</u>
Travis Hunt	<u>Absent</u>
Robert Ulich,	<u>Aye</u>
Andrew Wells	<u>Aye</u>

The motion carried.

Mr. Walters, the Building Inspector, told Ms. Tillary to go to the Building Department during business hours and he would give her the Permit, which will expire in five years.

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Mr. Moccio said that the October and December minutes would be approved in January 2024.

Mr. Moccio wished everyone a Happy New Year and asked for a motion to adjourn the meeting at 8:15 PM.

The motion was made by Mr. Wells and seconded by Mr. Ulich. Following were the roll call votes:

Gordon Moccio, Chairman	<u>Aye</u>
Joseph Greico	<u>Aye</u>
Travis Hunt	<u>Absent</u>
Robert Ulich,	<u>Aye</u>
Andrew Wells	<u>Aye</u>

The motion carried.

Cordially Submitted,



Vera Patterson

CC: Town Clerk  
Town Board  
Zoning Board of Appeals Members  
Wm. Walters, Building Inspector  
Kathy Vaccaro, Building Dept. Clerk  
Planning Board Clerk

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**ZONING BOARD OF APPEALS**

25 Sybil's Crossing  
Kent Lakes, NY 10512

**AGENDA**

**DECEMBER 18, 2023**

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Kent will hold a Public Hearing on **Monday December 18, 2023** at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, NY at 7:30 p.m. to review the following applications

1. Andrew & Lauren DiSanza  
381 Ludingtonville Road  
Holmes, NY 12531

ZBA-23-028 Variance for a shed. Seven foot from property side and nine foot from property rear.  
Tax Map 12-3-64

2. Tracy Tillary  
771 Horsepound Road  
Carmel, NY 10512

ZBA-23-029 Renewal of accessory apartment, Permit # SUP-17-001  
Tax Map 22.-1-10

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

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**SITE INSPECTIONS ARE CONDUCTED ON THE 2<sup>nd</sup> SUNDAY OF THE MONTH BETWEEN  
9:00 AND 10:00 AM**

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