

**TOWN OF KENT
ZONING BOARD OF APPEALS
FINAL/ADOPTED MINUTES
FEBRUARY 26, 2024**

The Zoning Board of Appeals of the Town of Kent held their February 26, 2024 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 the Pledge of Allegiance. Mr. Moccio asked that applicants come forward to the podium, sign the sheet provided and submit the green postal cards to the ZBA when their names were called.

Present:

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

Absent:

Mr. Travis Hunt

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Kent will hold a Public Hearing on **Wednesday, February 26, 2024** at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, NY at 7:30 p.m. to review the following applications:

1. Andrew Scopino
1152-1154 Peekskill Hollow Road
Carmel, NY 10512

ZBA-24-001 Variance for a 40 foot side yard chicken coop.
Tax Map 42.-2-49

Mr. Scopino advised the Planning Board that he would like to obtain a 40-foot side yard variance for a pre-existing chicken coop on his property because it is too close to his property line. The coop needs to be 100 feet away from the property line.

Mr. Moccio advised Mr. Scopino that the variance was substantial and that, if this variance was granted, it would set a precedent.

Mr. Greico, Mr. Wells and Mr. Ulich agreed with Mr. Moccio that if this variance was granted it would set a precedent.

The suggestion was made by Mr. Moccio and Mr. Walters to Mr. Scopino to see if he could find another location that would comply with the Town Code and to check with Mr. Looney, the Code Enforcement Officer, to correct this issue.

Mr. Moccio asked for comments regarding granting this variance. The motion was made by Mr. Ulich and seconded by Mr. Wells. Following were the roll call votes:

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

The motion carried.

2. Julius Zsikla
45 Kent Lake Avenue
Carmel, NY 10512

ZBA-24-002 Variance for 12 foot wide extension on house for a garage.
Tax Map 11.7-1-6

Mr. Zsikla advised the Zoning Board members that he presently stores his heavy equipment in his basement and it is difficult to get them in and out. Therefore, he decided to build a garage on his property. He has only 13' on his side yard and needs 20' feet and he is requesting a variance for this reason.

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

Mr. Moccio asked for a motion to grant this variance, as requested. . 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, Vice Chairman	<u>Aye</u>
Travis Hunt	<u>Absent</u>
Robert Ulich	<u>Aye</u>
Andrew Wells	<u>Aye</u>

The motion carried.

Town of Kent Zoning Board of Appeals

February 26, 2024

Mr. Moccio asked for a motion to adjourn the meeting at 8:00 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, Vice Chairman	<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
Planning Board Clerk
Wm. Walters, Building Inspector

REVISED ZONING BOARD OF APPEALS

25 Sybil's Crossing
Kent Lakes, NY 10512

Agenda **February 26, 2024**

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Kent will hold a Public Hearing on Monday, February 26, 2024 at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, NY at 7:30 p.m. to review the following applications:

1. Andrew Scopino
1152-1154 Peekskill Hollow Road
Carmel, NY 10512

ZBA-24-001 Variance for a 40 foot side yard chicken coop.
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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 2nd. SUNDAY OF THE MONTH. Between 9am & 10:00am

CC:

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