

October 16, 2023

Approved: February 26, 2024

**TOWN OF KENT
ZONING BOARD OF APPEALS
FINAL ADOPTED MINUTES
OCTOBER 16, 2023**

The Zoning Board of Appeals of the Town of Kent held their October 16, **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 October 16, 2023 meeting:

HOLDOVER FROM SEPTEMBER 2023 MEETING:

1. Morrow Equipment Company LLC
12 Shulman Rd.
Millwood NY 10546

Interpretation for mobile crane not classified as a structure for height restrictions
TM# 12.-1-44

Mr. Moccio stated that this matter was held over from September and was to be discussed at this meeting. However, for the record, Mr. Moccio said that the applicant for this property has withdrawn their application.

October 16, 2023

NEW BUSINESS:

1. Holly Ann Wooland
22 Roslyn Rd.
Carmel NY 10512

ZBA-23-027 Area Variance for 11-side property line, 12 ft. Front for a Hot Tub.
Tax Map 22.82-1-23

Mr. Moccio asked Ms. Wooland to explain why she was requesting a variance.

Ms. Wooland advised the Board that she needed this variance because she wanted to have a hot tub/hydro spa for medical purposes. The hot tub will be a maximum of 8' by 8' or smaller. The location of the hot tub will be in the southeast corner of her back yard. The variance will be 11' from the property line and another variance which will be 12' from the back deck.

Mr. Wells said that the applicant only needed a variance to have a 4' side setback instead of the required 8' setback and that he had no problem with that.

Mr. Moccio asked for a motion to grant the requested variance. The motion was made by Mr. Ulich and seconded by Mr. Wells. . 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. Moccio asked for a motion to approve the Minutes from July, August and September. The motion was made by Mr. Wells and seconded by Mr. Greico. 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.

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Mr. Moccio asked for a motion to close the meeting at 8:00 PM. The motion was made by Mr. Wells and seconded by Mr. Greico. 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.

Vera Patterson
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

October 16, 2023

ZONING BOARD OF APPEALS

25 Sybil's Crossing
Kent Lakes, NY 10512
Agenda **October 16th, 2023**

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Kent will hold a Public Hearing on **Monday October 16, 2023** at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, NY at 7:30 p.m. to review the following applications

HOLDOVER:

1. Morrow Equipment Company LLC
12 Shulman Rd.
Millwood NY 10546

ZBA-23-026 Interpretation of height restriction for mobile crane, which travel on rail system.
Located at 1264 Route 52 Carmel NY.
Tax Map 12.-1-44

NEW BUSINESS:

1. Holly Ann Wooland
22 Roslyn Rd.
Carmel NY 10512

ZBA-23-027 Area Variance for 11-side property line, 12 ft. Front for a Hot Tub.
Tax Map 22.82-1-23

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

SITE INSPECTIONS ARE CONDUCTED ON THE 2nd 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