

TOWN OF KENT
ZONING BOARD OF APPEALS
February 25, 2019
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, February 25, 2019**. 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. Joseph Greico
Mr. Brett Harrison
Ms. Jennifer Martinez
Mr. Bill Walters, Building Inspector

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

NEW BUSINESS:

1. **John Pizzarelli & Jessica Molaskey, 1157 Barrett Circle West, Kent, NY; TM: 42.12-1-47**

Variance requested to change lot size from .863 acres to .674 acres, transferring .189 to Lot 42.11-1-24 to 42.12-1-47.

Mr. Robert Bradley represented the applicants. Mr. Bradley said that when the properties in this community were developed many years ago a lot of the properties were under-sized. Mr. Pizzarelli owns a lot which is adjacent to his property and is on a steep slope. A neighbor, Mr. Harris, wants to add an additional room to his house, but does not have the 20' sideline required and asked Mr. Pizzarelli if he could purchase the lot adjacent to his property. Mr. Bradley went to the Kent Planning Board for a lot-line adjustment and went to the County to try to merge the properties, but the Count denied the request. An area variance was requested at this time. There will not be any changes to the neighborhood because the lot in question is unbuildable. There will not be any environmental impacts either.

Mr. Moccio asked for a motion to grant the variance for this property. The motion was made by Mr. Moccio and seconded by Ms. Martinez. Following were the roll call votes:

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

The motion carried.

2. **Approval of the January 2019 ZBA Minutes**

Mr. Moccio asked for a motion to approve the January 28, 2019 Minutes. The motion was made by Mr. Hansen and seconded by Mr. Harrison. Following were the roll call votes:

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

The motion carried.

**Town of Kent Zoning Board of Appeals Minutes
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Mr. Moccio asked for a motion to close the meeting at 8:00 PM. The motion was made by Ms. Martinez and seconded by Mr. Moccio. The roll call votes were as follows:

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

The motion carried.

Cordially Submitted,



Vera Patterson

CC: Town Clerk
Planning Board
Town Board
Zoning Board
Emily Cole, Building Dept. Clerk
William Walters, Building Inspector

Town of Kent Zoning Board of Appeals Minutes
February 25, 2019

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 February 25, 2019** at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, NY at 7:30 p.m. to review the following applications.

1. **John Pizzarelli & Jessica Molaskey, 1157 Barrett Circle West, Kent, NY: TM: 42.12-1-47**

Variance requested to change lot size from .863 acres to .674 acres, transferring .189 to Lot 42.11-1-24 to .42.12-1-47.

SITE INSPECTIONS ARE THE SECOND SUNDAY OF THE MONTH.

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